



MICHAEL EVERETT & Co

... A Moving Experience

70 MERLAND RISE

EPSOM DOWNS

KT18 5RW

A good size semi detached house requiring some modernisation, offering excellent scope for extension and offered for sale with no onward chain.

The property features a good size entrance hall, lounge, dining room, kitchen, three bedrooms and a bathroom and benefits from some double glazing and central heating.

Outside, there is parking to the front and a small area of garden, a single attached garage and a large west facing rear garden.

The house is conveniently close to Epsom Downs School, Tadworth Sports Centre and a range of shops and services including train stations at either Tadworth or Tattenham Corner.

ASKING PRICE

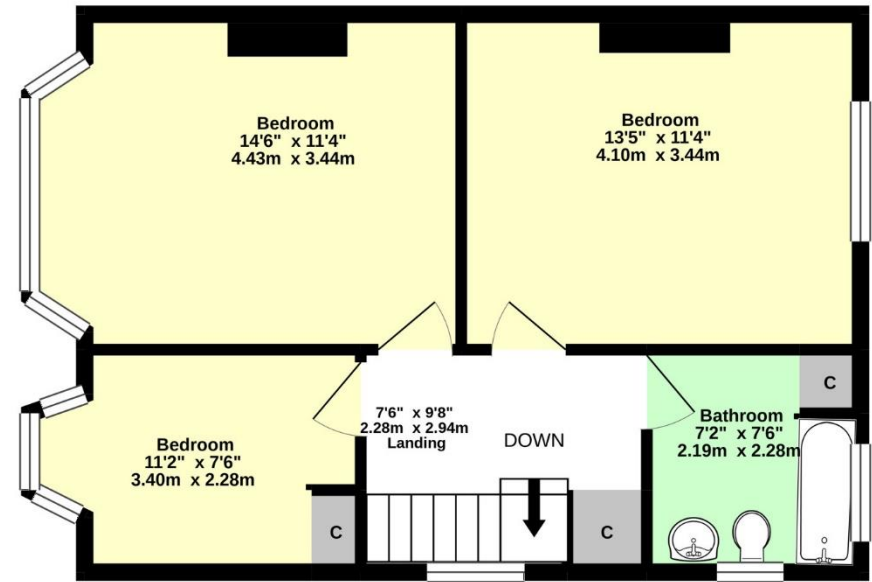
£465,000



Ground floor
625 sq.ft. (58.1 sq.m.) approx.



1st floor
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 1128 sq.ft. (104.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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