

Merland Rise Epsom Downs, Surrey KT18 5RZ

A CHARACTER DETACHED THREE BEDROOM house with TWO SEPARATE APPROVED PLANNING APPLICATIONS which is located within walking distance of shops, good local schools, Tattenham Corner mainline railway station and famous Epsom Downs Racecourse. The property offers galleried entrance hall, living room, dining room, study / bedroom three, modern kitchen, conservatory insulated floors and external walls. To the first floor there are TWO DOUBLE bedrooms with en-suite to the master bedroom and bathroom with separate W.C. Outside there is a large driveway providing plentiful parking, to the rear there is a mature garden extending to approx. 30 meters of a South Westerly aspect. SOLE AGENTS

£625,000 - Freehold



FRONT DOOR

Replacement front door with fantail window under canopy with two outside lights, giving access through to:

HALLWAY

With turn staircase rising to the first floor with attractive balustrade. Window to side. Alarm control panel. Wooden flooring. Concealed radiator. Downlighters. Understairs storage cupboard.

LOUNGE

4.78m into bay x 3.66m (15'8 into bay x 12'0)

Measured into attractive bay window to front. Coving with recess LED remote control lighting below. Picture rail. Wall lights. Fireplace feature with gas fire, radiator and wooden flooring.

DINING ROOM

4.27m x 3.25m (14'0 x 10'8)

Fireplace feature with ornate wooden mantle over and inset gas flame effect fire. Continuation of wooden flooring. Radiator. Picture rail. Glazed door with windows either side, giving access through to:

CONSERVATORY

6.20m x 3.20m (20'4 x 10'6)

Double opening french doors to the rear with windows either side all enjoying a pleasant outlook over the property's rear garden. There is a connecting door to the side. Large storage cupboard. Wood effect flooring. Connecting door to the garage.

KITCHEN

2.79m x 2.72m (9'2 x 8'11)

Modern range of wall and base units comprising of high gloss roll edge work surfaces incorporating 1 1/2 bowl sink drainer with mixer tap. A comprehensive range of cupboards and drawers below the work surface with fitted double oven and grill. Surface mounted four ring halogen hob with chimney extractor above. Spaces for washing machine, dishwasher and upright fridge freezer. Range of eye level cupboards. Shelving and display cabinet. The room is of double aspect with window to side. Part glazed door with window to the rear. Tiled floor, part tiled walls and coving.

STUDY/BEDROOM THREE

2.72m x 2.41m (8'11 x 7'11)

Continuation of the wooden flooring. Radiator. Window to front.

FIRST FLOOR ACCOMMODATION

LANDING

Reached by a turn staircase to a gallery landing. Radiator. Downlighters. Access to loft void.

BEDROOM ONE

4.93m into bay x 4.24m (16'2 into bay x 13'11)

Measured into the bay window to the front. Radiator. Fitted wardrobe. Downlighters.

EN-SUITE SHOWER ROOM

Fully enclosed shower cubicle. Low level WC. Wash hand basin with mixer tap and vanity cupboards below. Fully tiled walls. Obscured glazed window to the side. Shaver point. Tiled floor. Ceiling mounted extractor. Heated towel rail.

BEDROOM TWO

4.27m x 3.25m (14'0 x 10'8)

Window to rear. Radiator. A comprehensive range of built in bedroom furniture comprising of fitted wardrobes providing useful hanging and storage. 2 x bedside cabinets, dressing table and storage cupboard. Downlighters. Picture rail.

RE-FITTED BATHROOM

White suite. Panel bath with mixer tap and shower attachment with glass shower screen. Wash hand basin with mixer tap and vanity cupboards below. Wooden flooring. Fully tiled walls. Radiator. Downlighters. Access to a good sized linen cupboard.

SEPARATE WC

WC. Obscured window to side. Wooden flooring. Fully tiled walls. Wall mounted extractor. Downlighter.

OUTSIDE

FRONT

The front is laid mainly to hard standing providing useful off street parking for approximately 3-4 vehicles. There is a flower and shrub border. The front door is located at the side of the property and there is also an outside light and the door that connects to the conservatory. Just beyond which is the:

ATTACHED GARAGE

5.31m x 2.26m (17'5 x 7'5)

Accessed via double opening wooden doors to the front, power and lighting. Window to the rear.

REAR GARDEN

A particular attractive feature of the property offering a good degree of privacy. Immediately to the rear of the property there is a patio which gives way to an area of level lawn with attractive flower and shrub borders either side. There is a central pergola feature beyond which there is a further area of lawn. Towards the end of the garden there is a wooden garden shed. Garden lighting. A brick built attached store connected to the rear of the garage. There is a summer house / garden office with power and lighting and is insulation on a solid foundation with double glazing. New fencing.

TWO PLANNING PERMISSIONS GRANTED

There is planning permission GRANTED on 16/00879/HHOLD for a ground floor extension and additional bedroom on the first floor. The second planning application is also GRANTED on 18/00902/HHOLD for additional two bedrooms in the loft and one bathroom. Please see the floorplans on the internet listing. If you require printed copies please contact our offices and we will be happy to assist





GROUND FLOOR
APPROX. FLOOR
AREA 83.0 SQ.M.
(893 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 49.2 SQ.M.
(530 SQ.FT.)

TOTAL APPROX. FLOOR AREA 132.2 SQ.M. (1423 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			80
(69-80) C		66	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			