



Meadow Walk, Ewell

The **PERSONAL** Agent

£465,000

Freehold

- Set Within Close Proximity To Ewell Village
- Two Double Bedroom Terraced Cottage
- Modern Kitchen And Bathroom
- Open Plan Lounge Dining Room
- Large And Private Rear Garden
- Viewing Advised



The Personal Agent are extremely delighted to welcome to the market this well presented two bedroom terraced home with a larger than average rear garden, all set within close proximity to the popular Ewell Village.

The property itself boast a large and open plan lounge dining room which is set off with a beautiful feature fire place, there is a modern kitchen to the rear of the property with a modern family bathroom set off of of this, additional lean to along with two double bedrooms set on the first floor of the property.

The property goes on to offer a larger than average

rear garden which is beautiful landscaped and private set with a small patio area aswell as large garden shed.

With so much to offer we really do recommend your earliest viewing to avoid missing out on a home sure to have high levels of interest.

Ewell Village offers a variety of shops, restaurants, cafés and pubs. The Bourne Hall hosts a public library, subterranean theatre, gymnasium, café, and local museum. It regularly holds gatherings such as fayres. In the heart of the village lies the Hogsmill river leading up to the nature reserve. There are a

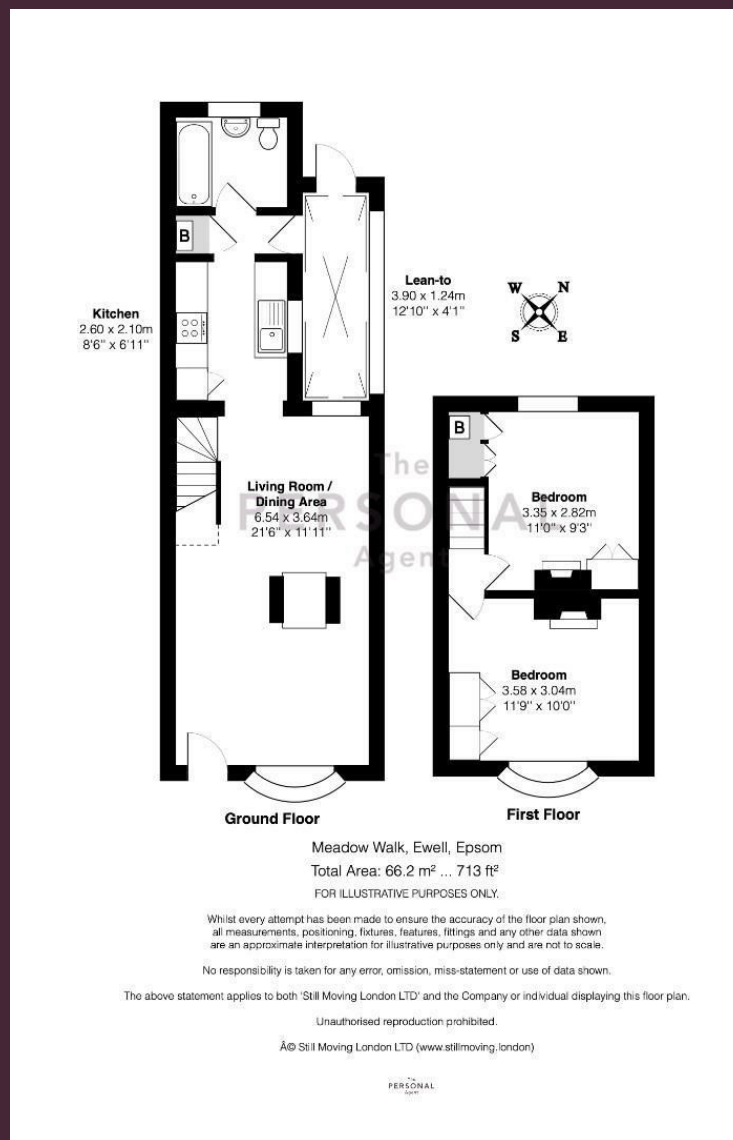
range of popular local schools and of course both Ewell East and West stations with their connections to London.

Nearby Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is the open spaces of Epsom Downs, the home of The Derby and Nork Park. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Tenure - Freehold.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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