



South Mead, Ewell

The **PERSONAL** Agent

£795,000

Freehold

- Cul-de-Sac location
- Detached bungalow
- Five well proportioned bedrooms
- Flexible layout which can be tailored to owner's needs
- Two family shower rooms & ensuite to one bedroom
- Large open plan kitchen/lounge/dining room
- Detached garage
- Total area covering over 1700 sq ft
- Walking distance to Hogsmill Nature Reserve
- Close proximity to both Ewell Village & Stoneleigh Broadway

The Personal Agent are delighted to welcome to the market this stunning and extended five bedroom detached bungalow, located on one of Ewell Court's most desirable cul de sacs. Just minutes' walk from Stoneleigh Broadway with its wide range of amenities, as well as the prestigious Ewell Village, this home offers an enviable position.

The property is situated within close proximity to Ewell Village, Bourne Hall Park and Medical Centre and both Ewell West & Ewell East main line stations offering regular services to Waterloo, Victoria and London Bridge (approximately 35 minutes).

It also offers easy access to the A3 and M25 (Junction 10). Ewell Village has a variety of shops including a Sainsbury's Local. There are also a wide variety of cafés, restaurants and pubs available locally.



The property offers a generous and versatile layout extending to over 1700 sq ft, perfectly designed for modern family living.

Upon entering, you are welcomed by a spacious entrance hall that flows through to a stunning open plan reception room and kitchen, measuring 23'7 x 20'8. This light filled space forms the true heart of the home, with direct access to the garden and ample room for both dining and entertaining.

The ground floor also boasts three well proportioned bedrooms, including a principal suite of 15'9 x 11'4. A modern bathroom completes this level.

Upstairs, the property continues to impress with two generous double bedrooms, each measuring 17'1 x 13'11, served by a family shower room. Cleverly

designed with excellent ceiling heights, this level provides further versatile accommodation ideal for a growing family.

The property is complemented by a private rear garden, a detached garage, and off street parking.

Ewell is a popular commuter village, located to the south west of London and offers a good mix of state and independent schools for all age groups.

Tenure - Freehold
Council tax band - E





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Total Area: 1701 SQ FT • 158.03 SQ M
(Including Restricted Height & Garage)
Including Restricted Height Area : 136 SQ FT • 12.62 SQ M
Garage Area : 124 SQ FT • 11.52 SQ M



Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	73	82
(81-91) B		
(69-80) C		
(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

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The
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