



Meadow Walk, Ewell Court

The **PERSONAL** Agent

Price Guide £825,000

Freehold

- Modern and Stylish Detached Chalet Bungalow
- Ample Driveway With Attached Garage/Workshop
- Spacious Entrance Hall and Ground Floor Shower Room
- Impressive 26 x 24ft Kitchen/Dining/Family Room Rear Extension
- Separate Utility Room
- Living Room/Ground Floor Bedroom
- Study/Ground Floor Bedroom
- First Floor Master Bedroom With EnSuite and Bedroom Two With Eaves Storage
- Level and Secluded Rear Garden With Garden Room
- Sought After Road in Ewell Court

This stunning three/four bedroom detached chalet bungalow has been beautifully extended and is situated in the highly regarded area of Ewell Court. Boasting ample off road parking, an attached garage and a well established and secluded level rear garden an internal viewing is recommended to fully appreciate what this fine home has to offer.

As soon as you step inside the wonderful feel of this bungalow is immediately evident with accommodation that flows perfectly over two floors. and makes the most of the natural light.

This stylish and versatile home has been modernised to a very high standard with bespoke fitted storage and solid hardwood flooring being just some of the standout features.

At the heart of the home is an impressive rear extension with a measurement of 26 x 24ft complete with a large lantern skylight window which floods the space with natural light. The tasteful kitchen is fitted with a range of integrated appliances and a



matching central island providing the perfect space for entertaining, social occasions and day to day family life. A handy utility room provides a practical element to the home and bifolds lead out onto a level and secluded garden.

To the front is a bay fronted living room which can also be utilised as a bedroom and the ground floor is completed by a useful study/bedroom and a handy modern shower room is located directly opposite perfect for elderly parents or visiting guests.

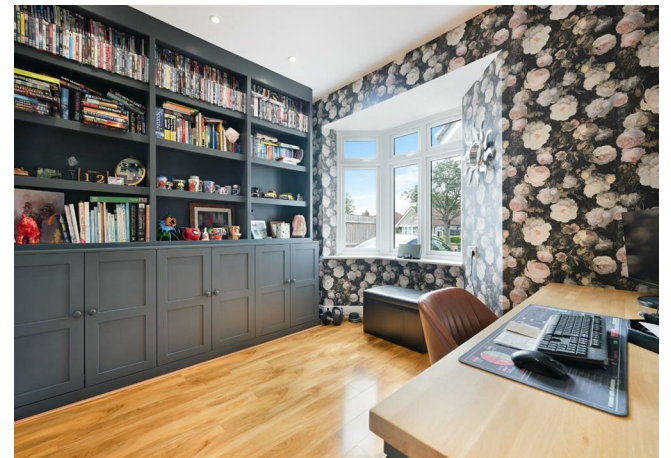
From the generous entrance hallway a staircase leads to the first floor landing where the spacious accommodation continues. The principal bedroom benefits from an en-suite shower room providing a peaceful retreat for rejuvenation and the remaining bedroom benefits from access to eaves storage space.

Outside the property also shines with a large level lawn and a detached garden room with adjoining storage space fully equipped with power and lighting that can be used as a home office.

The property is situated within close proximity to Ewell Village, Bourne Hall Park and Medical Centre and Stoneleigh, Ewell West & Ewell East main line stations all 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 and The historic Nonsuch Park and Hogsmill Nature reserve are both located close by.

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 and has resided in the past of catchment areas of both Glyn and Rosebery schools, as well as Epsom college.

Tenure - Freehold
Council tax band - E

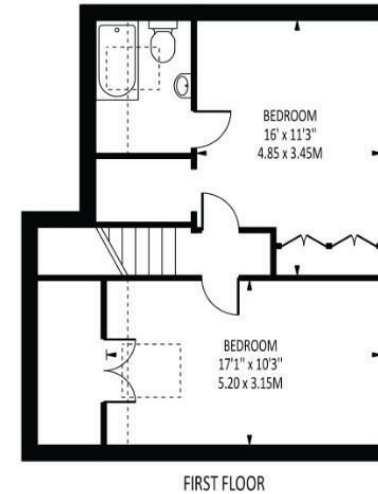
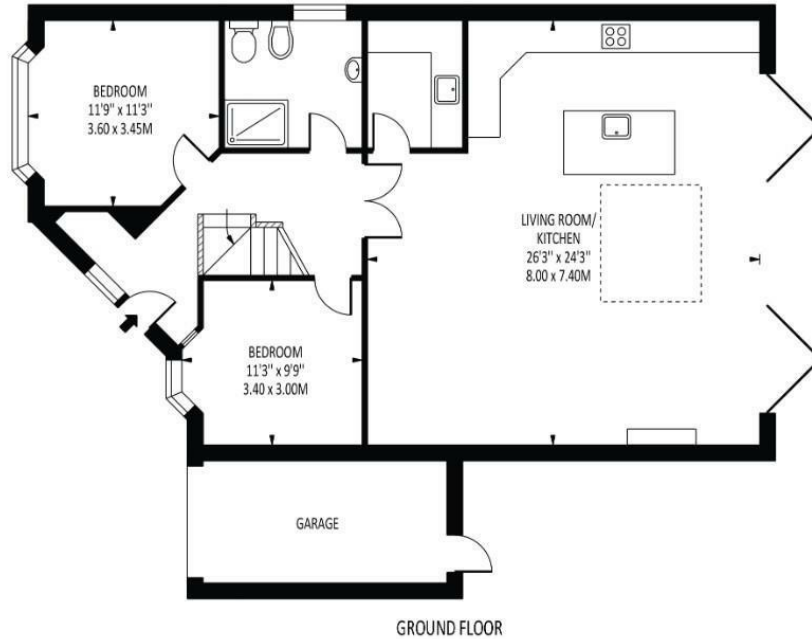
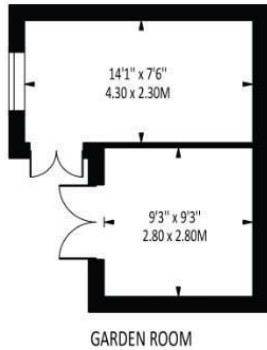




The **PERSONAL** Agent

Meadow Walk

Total Area: 1786 SQ FT • 165.92 SQ M
(Including Eaves Storage, Restricted Height Area, Garden Room & Excluding Garage)
Eaves Storage & Restricted Height Area : 75 SQ FT • 7.00 SQ M
Garden Room Area : 194 SQ FT • 18.01 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		82
(81-91) B		
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

EPSOM OFFICE
2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE
62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE
141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH OFFICE
Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT
157 High Street
Epsom, Surrey KT19 8EW
01372 726 666

The
PERSONAL
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

