



5 The Orchard, Meadow Walk, Epsom, Surrey KT17 2EY

MICHAEL EVERETT & Co

... A Moving Experience

An extended spacious three bedroom, one reception room detached bungalow situated in this private road, within a short walk of local shops, restaurants, library and Bourne Hall.

Part glazed front door. Entrance Hall; Oak beams, shelved cupboard, access to loft via bathroom. Sitting Room: double glazed doors to patio and rear garden beyond, log burner with ceiling downlighters. Kitchen/diner: comprehensive range of pine eye level units with cupboards and drawers below, stainless steel sink unit with mixer tap, space for fridge and freezer, wall mounted boiler, wall's part tiled, plumbing for washing machine, window overlooking rear garden. Bedroom One: coved cornice to ceiling, wide bay window, Bedroom Two: window. Refitted Bathroom panel enclosed bath, low level w.c., wash hand basin set in vanity unit, walls part tiled, ladder back heated towel rail.

Outside: The rear walled garden is a particular feature of the property with several seating areas. A brick built Utility room/workshop and summer house. Immediately to the rear of the property is a Yorkstone patio with the garden laid to lawn, garden shed, and garden pond.

To the front is a garage.

EPC: C
Council Tax: Band E
Ewell Village Conservation Area

Asking Price £795,000 Freehold



TOTAL FLOOR AREA: 143.6 sq.m. (1546 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Scale: 1:1000



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Disclaimer: This plan is an illustration and is therefore for layout guidance only. Not drawn to scale, unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.