



Meadow Walk

Epsom, KT17 2EF

£425,000


The **local** agent
thelocalagent.co.uk



45 Meadow Walk, Epsom, Surrey, KT17 2EF

£425,000

This delightful cottage offers a perfect blend of charm and convenience. Situated near the quaint Ewell village and the serene Hogsmill nature reserve, this property is ideally located for green space and a commute into London.

Step inside to discover two cosy double bedrooms, ideal for a small family or those looking for a guest room or home office. The lounge/diner provides a welcoming space to relax and entertain, with plenty of natural light streaming in and a feature fireplace.

One of the highlights of this property is the southerly facing garden, perfect for enjoying sunny afternoons and al fresco dining. With side access and off-street parking, practicality meets comfort seamlessly in this lovely abode.

Don't miss the opportunity to make this charming cottage your new home sweet home in the heart of Ewell.

Property Features

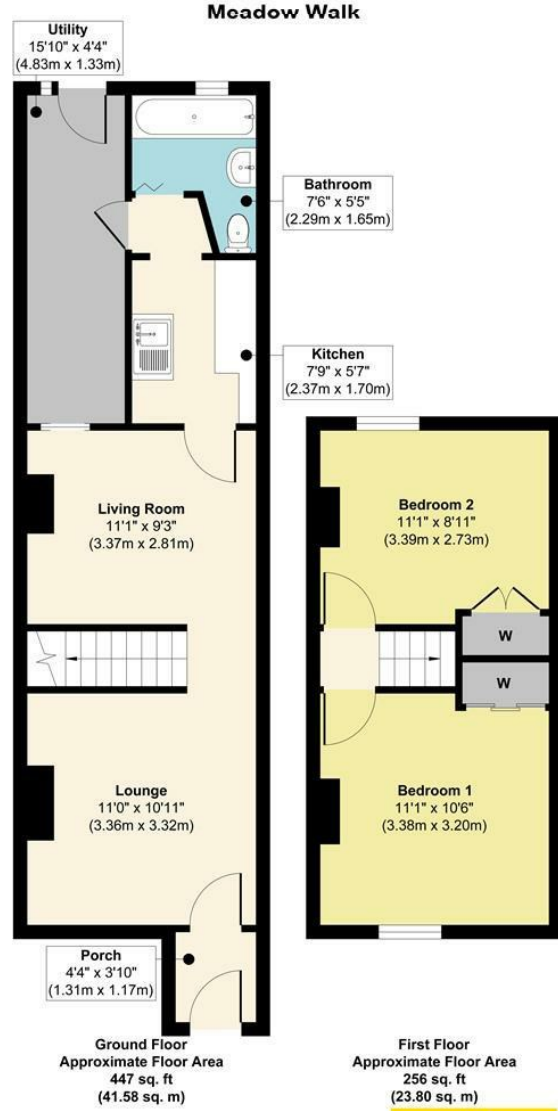
Charming Cottage
Two Double Bedrooms
Southerly Facing Garden
Lean To/Utility Room
Off Street Parking
Gated Side Access
Close To Ewell Village
In Between Stoneleigh & Ewell West
Stations

Council Tax Band: D
Tenure: Freehold
EPC Rating:D
Total approximate floor area: 703.00 sq ft

Location

Located on the edge of Ewell village and the green space of the Hogsmill Nature Reserve and Ewell Court Park. The property is also walking distance to Danetree and West Ewell Primary schools. Amenities include local shops, restaurants and bus routes to Worcester Park, Surbiton, Kingston and Epsom. Train links into London Waterloo with choice of Ewell West (zone 6) or Stoneleigh (zone 5) railway station.





Approx. Gross Internal Floor Area 703 sq. ft / 65.38 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property



Viewing Information

Please contact our The Local Agent Office on 020 8004 5252

If you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D		64	
(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			
(69-80) C			
(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	

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