



Meadowview Road, Ewell

The **PERSONAL** Agent



# Guide Price £700,000

## Freehold

- Set within walking distance to Ewell Village
- Stunning family home
- Five well proportioned bedroom spread over two floors
- Open plan kitchen lounge dining room
- Modern kitchen and bathrooms
- Landscaped and private front and rear gardens
- Detached garage
- Approximate 1,370 SQFT total floor space for the home
- Further potential to extend to the rear STPP
- Viewing by appointment

The Personal Agent are delighted to welcome to the market this stunning and substantially extended five bedroom family home, situated on one of Ewell's most desirable roads. The property offers excellent access to everything Ewell Village has to offer, including Ewell West train station, highly regarded local schools, a wide range of amenities, shops and popular restaurants.

Situated in a popular residential location, this impressive and beautifully presented family home offers generous and versatile accommodation arranged over three floors, with approximately 1,514 sq ft of internal space including the converted loft and garage.

The ground floor provides a particularly spacious open plan reception, dining and kitchen area measuring approximately 27'7" x 18'7", creating a fantastic central hub for both everyday family life and entertaining. The kitchen is well positioned to the front of the property, while the substantial reception and dining space opens towards the rear, with the bay window providing plenty of natural light. A downstairs WC completes the ground floor.



The first floor offers three bedrooms, including two excellent sized double bedrooms and a further smaller bedroom which could also work well as a nursery, study or home office. There is also a family bathroom.

The property has already been thoughtfully extended into the loft, providing two further bedrooms and additional eaves storage. The loft accommodation offers excellent flexibility and could be ideal for older children, guests or those requiring dedicated home working space.

Externally, the property benefits from a garage measuring approximately 17'7" x 8'2", together with further outside space to the rear. The home is presented in excellent condition throughout, meaning it is ready for a new owner to move straight in and enjoy.

For those looking to add further value or create even more living space, there is also potential to extend to the rear, subject to the necessary planning permissions and consents.

Overall, this is a fantastic opportunity to acquire a spacious, versatile and exceptionally well presented family home, already offering five bedrooms over three floors while retaining further potential for the future.

The picturesque Ewell Village under half a mile away and 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 fairs. 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.

Alternatively nearby Epsom is a busier market town and has the Ashley Centre, a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick.

Tenure: Freehold  
Council Tax Band: E





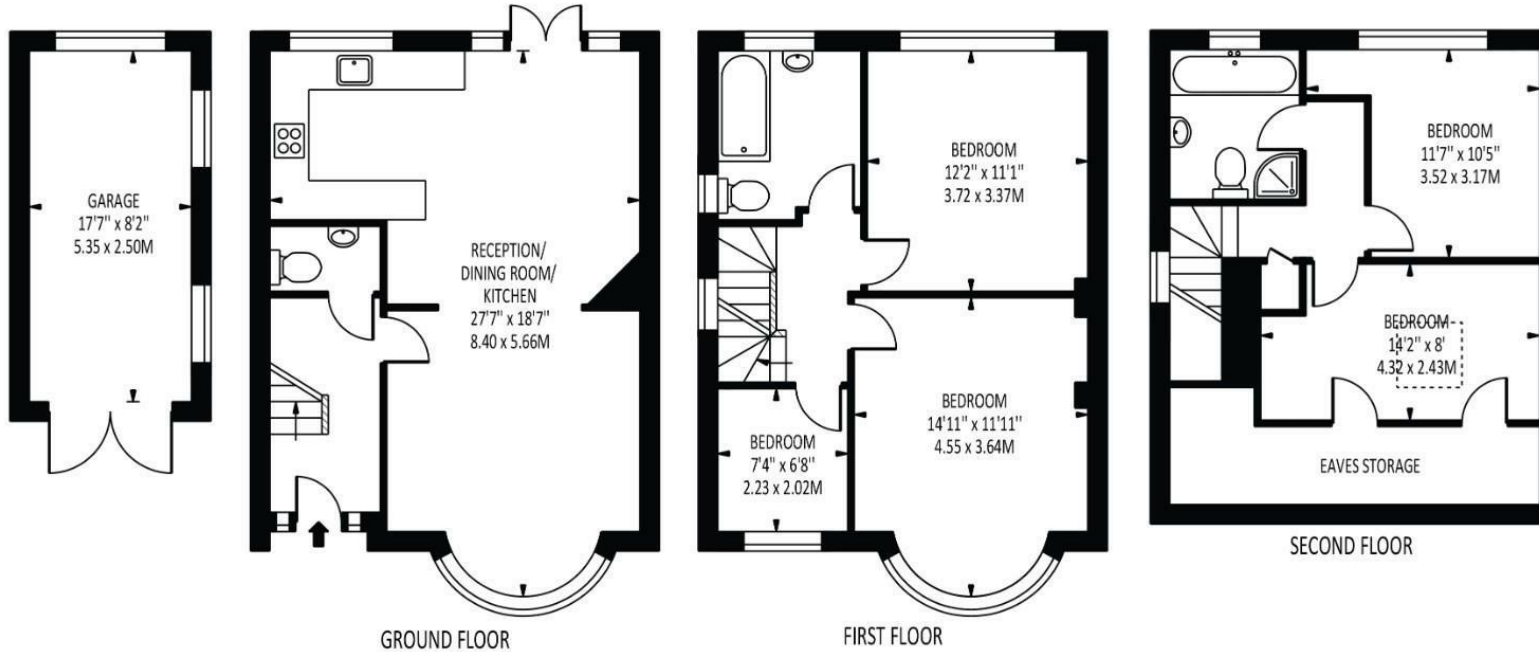






## Meadowview Road

Total Area: 1514 SQ FT • 140.70 SQ M  
(Including Eaves Storage & Garage)  
Eaves Storage Area : 82 SQ FT • 7.62 SQ M  
Garage Area : 144 SQ FT • 13.38 SQ M



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

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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.

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The  
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