

The PERSONAL Agent

Meadow Walk, Ewell

Guide Price £749,000

Meadow Walk, Ewell

- Detached Bungalow
- Three Double Bedrooms
- Integrated Garage
- Modern Open Plan Kitchen
- Off Street Parking
- Good Sized Private Rear Garden
- Over 1400 Sqft
- Modernised By Vendor
- Ground Floor Family Bathroom

A beautifully presented and thoughtfully modernised family home, which has been improved and updated by the current owners to create a stylish and comfortable living environment.

The ground floor offers excellent living accommodation, with a generous reception room providing a welcoming space for relaxing and entertaining. To the rear is a superb open plan dining room and kitchen, creating a sociable heart to the home and offering plenty of room for family dining and everyday living. A downstairs cloakroom and useful storage further enhance the practicality of the accommodation.





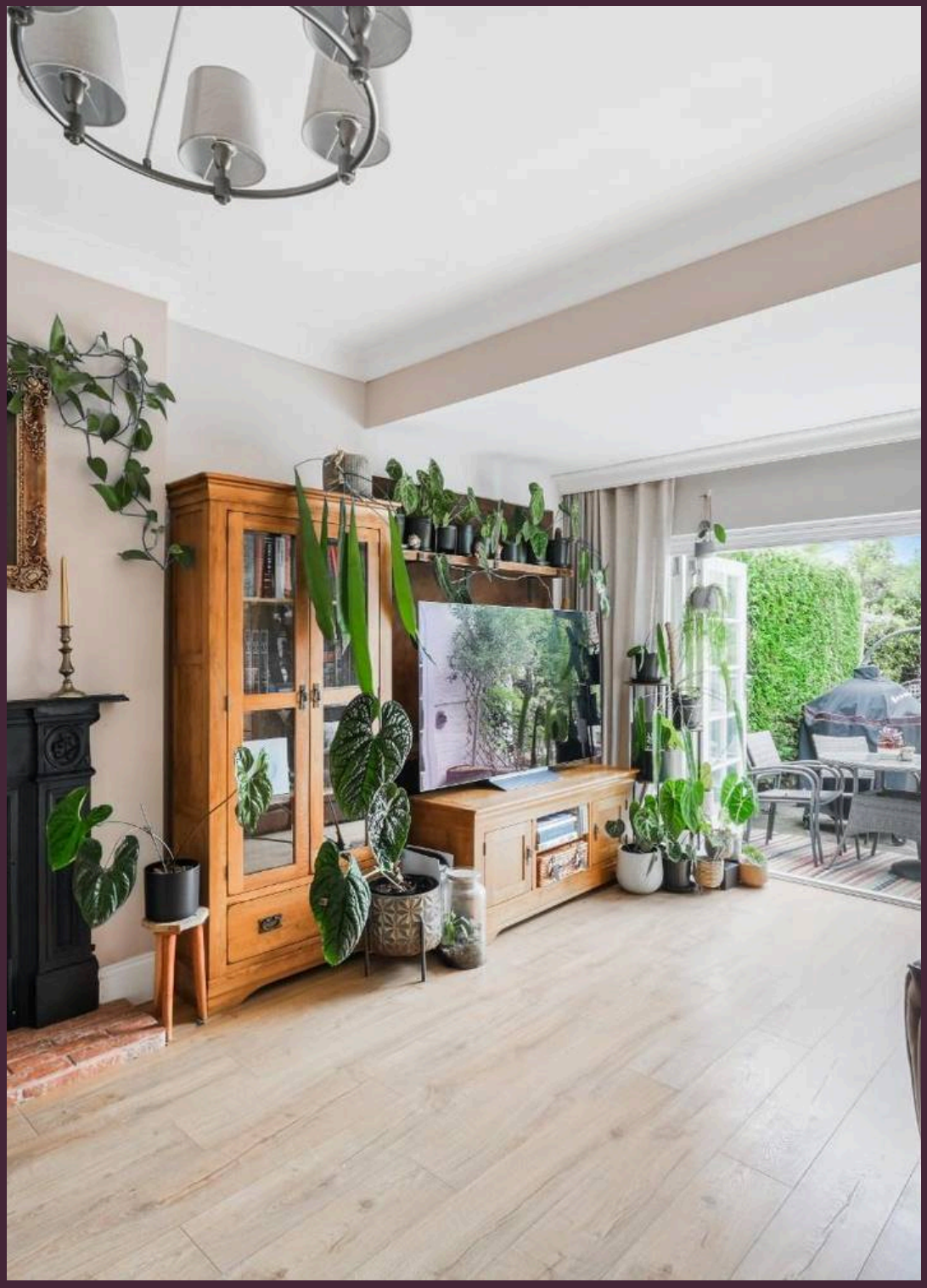






Description

There are two well proportioned bedrooms on the ground floor, providing considerable flexibility for families, guests, or those looking for additional home office space. The first floor provides a further bedroom, offering excellent privacy and versatility, together with useful eaves storage. The property also benefits from an integral garage, providing valuable storage or parking space, while the overall accommodation extends to approximately 1,422 sq ft including the garage and eaves storage. Having been modernised by the current owners, the property combines generous proportions with a contemporary finish and offers an excellent opportunity for a buyer seeking a ready to move into family home with versatile accommodation.



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.
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F





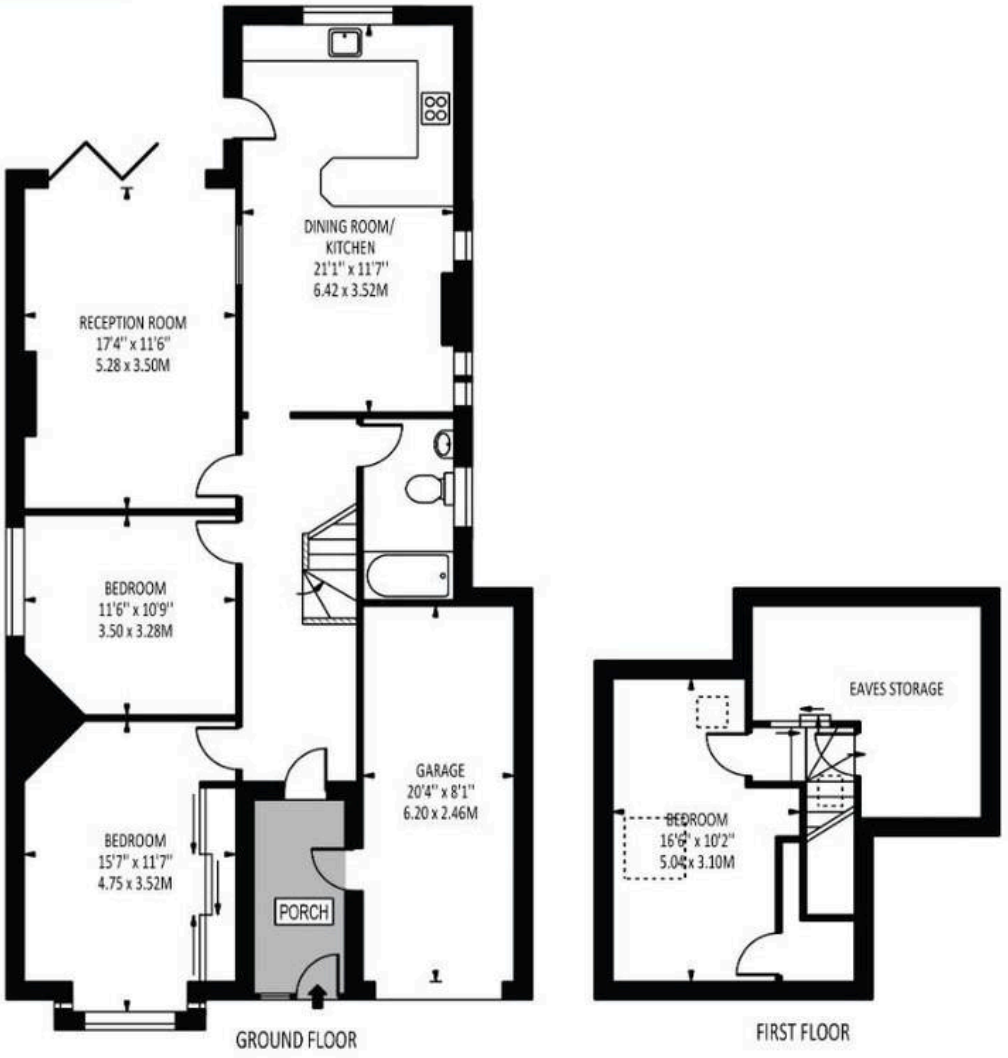




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Total Area: 1422 SQ FT • 132.07 SQ M
(Including Eaves Storage & Garage)
Eaves Storage Area : 112 SQ FT • 10.42 SQ M
Garage Area : 164 SQ FT • 15.25 SQ M



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 inpspection, 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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