

The PERSONAL Agent

Meadowview Road, Epsom

In Excess of £675,000

80 Meadowview Road

Epsom

- 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 end tot he 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.











Description

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

The ground floor features a spacious open-plan reception, dining and kitchen area measuring approximately 27'7" x 18'7", creating an ideal space for both family life and entertaining.

The kitchen is positioned to the front, while the generous reception and dining area opens towards the rear, with a bay window providing plenty of natural light. A downstairs WC completes this floor.

The first floor offers three bedrooms, including two excellent double bedrooms, a further bedroom ideal as a nursery, study or home office, plus a family bathroom.

The converted loft provides two additional bedrooms and useful eaves storage. Outside, there is a garage measuring approximately 17'7" x 8'2" and further rear space.



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 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.

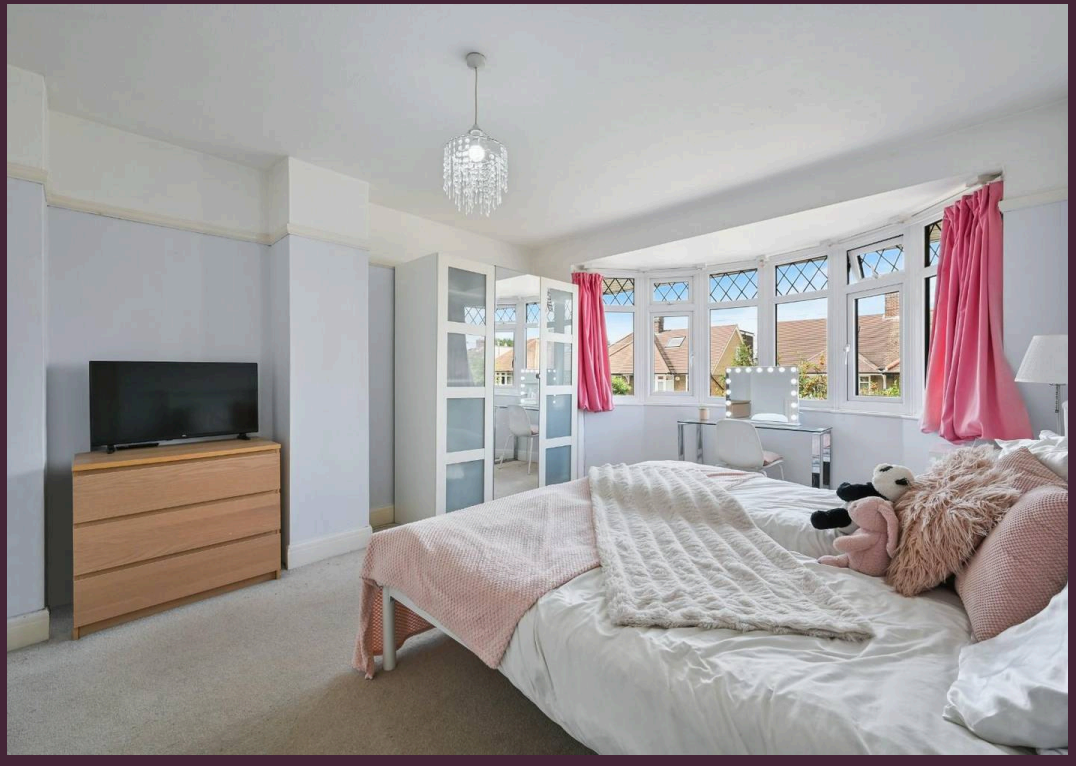
Council Tax band: D

Tenure: Freehold





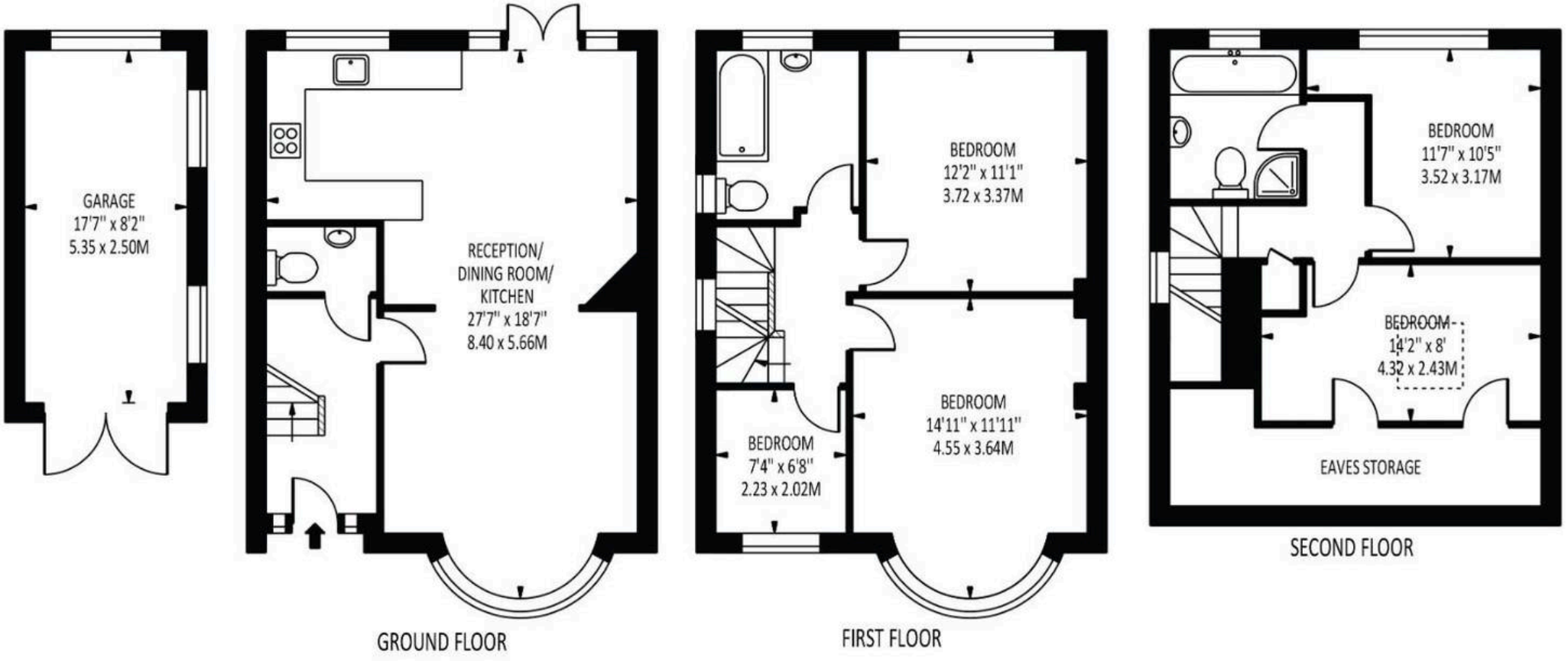




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Total Area: 1514 SQ FT • 140.70 SQ M
(Including Eaves Storage & Garage)
Eaves Storage Area : 82 SQ FT • 7.62 SQ M
Garage Area : 144 SQ FT • 13.38 SQ M



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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