



Meadow Walk, Ewell Village

The **PERSONAL** Agent

Offers Over £400,000

Freehold

- Charming Victorian Period Cottage
- Highly Sought After Location
- Living Room With Open Fireplace
- Separate Dining Room
- Fully Fitted Kitchen With Utility Lobby
- Ground Floor Bathroom
- Two Double Bedrooms
- Well Established Westerly Facing Level Rear Garden Approximately 110ft
- Quiet Tucked Away Position In Ewell Village
- No Onward Chain

Offered with no onward chain and set within the heart of Ewell Village in a highly desirable and much requested residential road, this two bedroom Victorian terrace house provides comfortable living accommodation alongside a gorgeous cottage style rear garden which enjoys a Westerly aspect.

We believe that this home offers the perfect opportunity for the new owner to place their own stamp on the property, customise to individual tastes and essentially create their own dream home. Whilst it is undeniable that the property may require some cosmetic updating in parts, the property should be viewed for what it currently is and what it could potentially be.

Located within the catchment of many fantastic local schools, and easy access of Ewell Village and West Ewell railway station with its regular services to London Victoria, Waterloo as well as the local convenience stores and three public houses which are just a few hundred metres away.



As soon as you step through the front door, the welcoming feel of this house is immediately evident, with accommodation that flows from room to room and makes the most of the natural light.

There are two reception rooms which combine together to provide comfortable living space with a living room to front with an exposed brick chimney with open fireplace and a formal dining room which leads to a fully fitted kitchen with a useful utility lobby and a ground floor bathroom.

Upstairs you find two exceptionally well proportioned double bedrooms and there is access to a useful loft space too.

Outside the pretty rear garden is laid mainly to lawn with flowerbeds stocked with mature trees, plants and shrubs and a large stone paved terrace measuring approximately 110 feet.

Ewell Village offers a variety of shops, restaurants, cafés and pubs. The Bourne Hall hosts a public library, subterranean

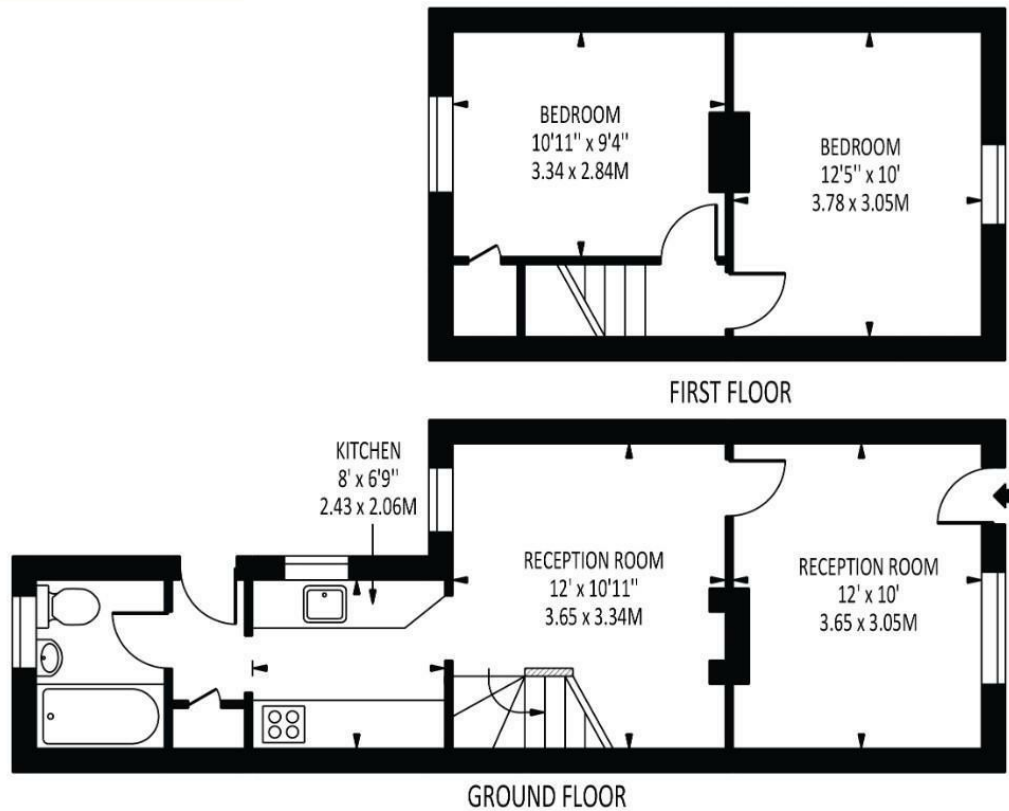
theatre, gymnasium, café, and local museum. It regularly holds gatherings such as fayres. In the heart of the village lies the Hogsmill river leading up to the nature reserve. There are a range of popular local schools and of course both Ewell East and West stations with their connections to London.

Nearby Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is the open spaces of Epsom Downs, the home of The Derby and Nork Park. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

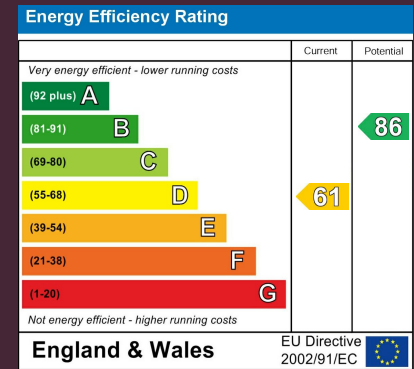
Tenure - Freehold
Council tax band - D







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Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
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