



Meadow Walk, Ewell Village

The **PERSONAL** Agent



# Guide Price £425,000

## Freehold

- Fully Renovated Period Cottage
- Modern and Stylish Throughout
- Living Room With Feature Fireplace
- Spacious Dining Room
- Open Plan Fully Fitted Kitchen
- Contemporary Shower Room
- Two Double Bedrooms
- Level West Facing Rear Garden
- Sought After Road in Ewell Village
- No Onward Chain

This two stunning two double bedroom Victorian terrace house has recently undergone a full renovation and new rear extension providing modern living space inside an attractive period cottage. The good sized rear garden enjoys a private westerly aspect and is set within the heart of Ewell Village in a highly desirable and much requested residential road, offered to the market with no onward chain.

We believe that this home offers the perfect opportunity for the new owner to move in, put your furniture down and settle in very quickly.

The setting is peaceful being tucked down a no through road and is 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 stylish living space with a living room to front with an exposed brick chimney fireplace and a formal dining room which opens onto to a new fully fitted kitchen with double glazed doors out to the rear garden.

From here you access a luxurious shower room fitted with matching sanitaryware which includes a floating sink with vanity storage beneath and fully tied contrasting walls.

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

The new electric heating system which includes underfloor heating to the kitchen and shower room is both Eco friendly and cost effective, controlled via a useful app that allows you to independently control both the time and temperature, perfect for when away from home and walking into a nice cosy house

after a long day at work.

Outside the pretty and secluded rear garden is laid mainly to lawn with a paved terrace, all enclosed by border fencing.

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 - C



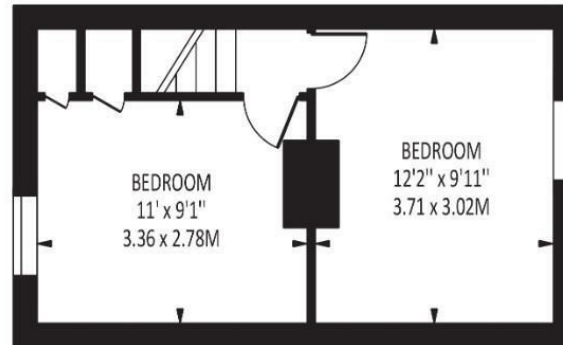




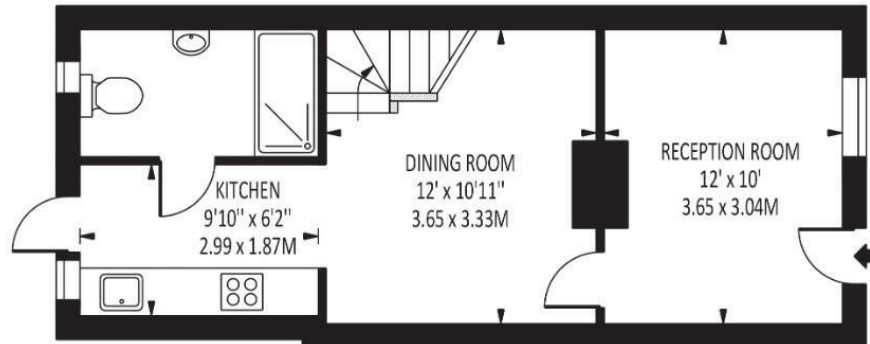
The **PERSONAL** Agent

## Meadow Walk

Total Area: 638 SQ FT • 59.26 SQ M




FIRST FLOOR



GROUND FLOOR

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 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>59</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

**EPSOM OFFICE**  
2 West Street  
Epsom, Surrey, KT18 7RG  
01372 745 850

**STONELEIGH/EWELL OFFICE**  
62 Stoneleigh Broadway  
Stoneleigh, Surrey, KT17 2HS  
020 8393 9411

**BANSTEAD OFFICE**  
141 High Street  
Banstead, Surrey, SM7 2NS  
01737 333 699

**TADWORTH OFFICE**  
Station Approach Road  
Tadworth, Surrey, KT20 5AG  
01737 814 900

**LETTINGS & MANAGEMENT**  
157 High Street  
Epsom, Surrey KT19 8EW  
01372 726 666

The  
**PERSONAL**  
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
Registered in England No. 4398817.



**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.



