



Meadow Walk, Ewell

The **PERSONAL** Agent

Guide Price £749,000

Freehold

- 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.

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.

Tenure - Freehold
Council Tax Band - E

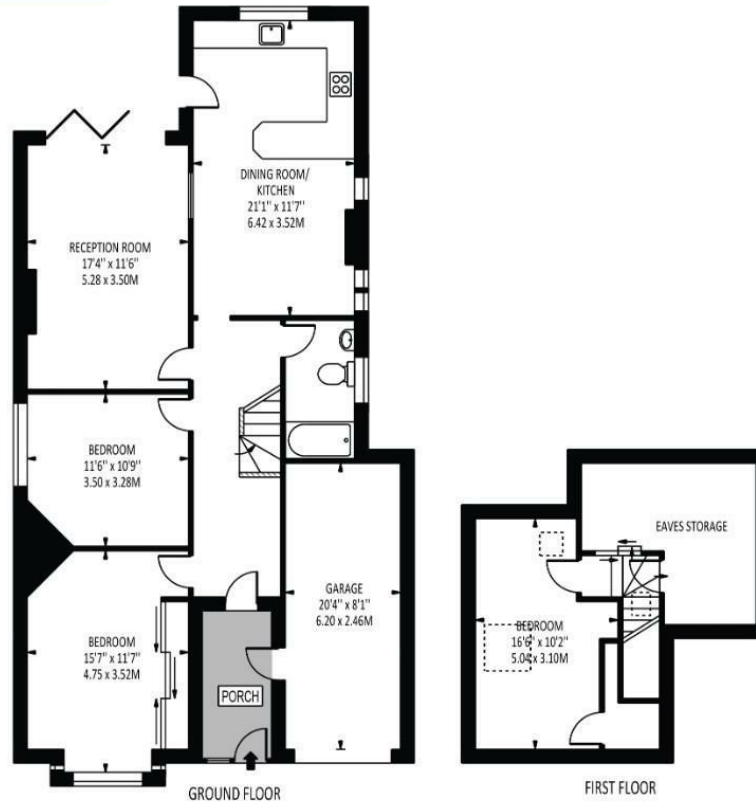






Meadow Walk

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 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) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E		
(21-38) F	38	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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.

