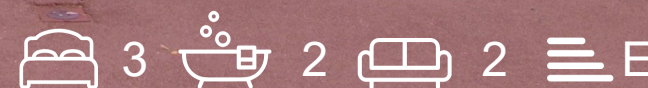


Mark Anthony

Estate Agents



120 Meadow Walk, Ewell Court, KT19 0BA
Offers in excess of £735,000





120 Meadow Walk, Ewell Court, KT19 0BA

Offers in excess of £735,000

Mark Anthony Estate Agents are pleased to bring to the market this extended three double bedroom detached bungalow situated on one of the areas most desirable roads in the extremely sought after Ewell Court. Conveniently located being within walking distance of Ewell Village, Stoneleigh Mainline station, local shopping parade, Ofsted outstanding schools and the picturesque Hogsmill Nature Reserve.

The property is accessed via a very useful entrance vestibule with courtesy door to garage, front door leading to spacious and welcoming entrance hallway with Karndean flooring, which is a feature to principal rooms throughout the property. The accommodation flows naturally off the hallway to include a wonderful light and airy 23 ft reception room, fitted kitchen / breakfast room and conservatory providing an all year round space for relaxing.

The flexible accommodation further provides two spacious bedrooms on the ground floor, the master having built in wardrobes and dresser, luxury walk in shower room and the extremely desirable home office, with staircase leading to the third bedroom and ensuite bathroom.

Outside the peaceful landscaped rear garden, extending to 55 ft provides the perfect space for the family and entertaining, with 2 patio areas providing sun or shade throughout the day whichever is your preference.

The frontage provides ample off street parking and leads to the attached garage, gated access to rear.

This lovely property further benefits from being brought to the market with no onward chain.

- Three bedroom extended detached bungalow
- No onward chain
- Conveniently located being within walking distance of Ewell Village, Stoneleigh Mainline station, local shopping parade, Ofsted outstanding schools and the picturesque Hogsmill Nature Reserve
- 23 ft reception room with feature fireplace
- Kitchen breakfast room
- Full width Conservatory
- Luxury walk in shower room
- Home office/study
- Landscaped 55 ft rear garden
- Epc Rating: E

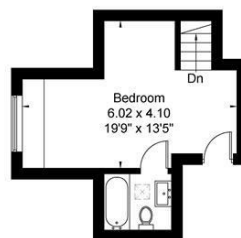


Floor Plans

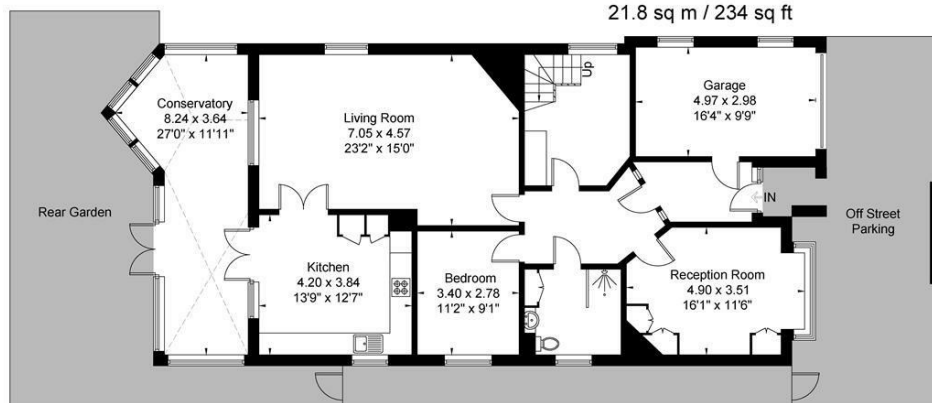


Meadow Walk KT19

Approximate Gross Internal Area = 167.2 sq m / 1799 sq ft



First Floor
21.8 sq m / 234 sq ft

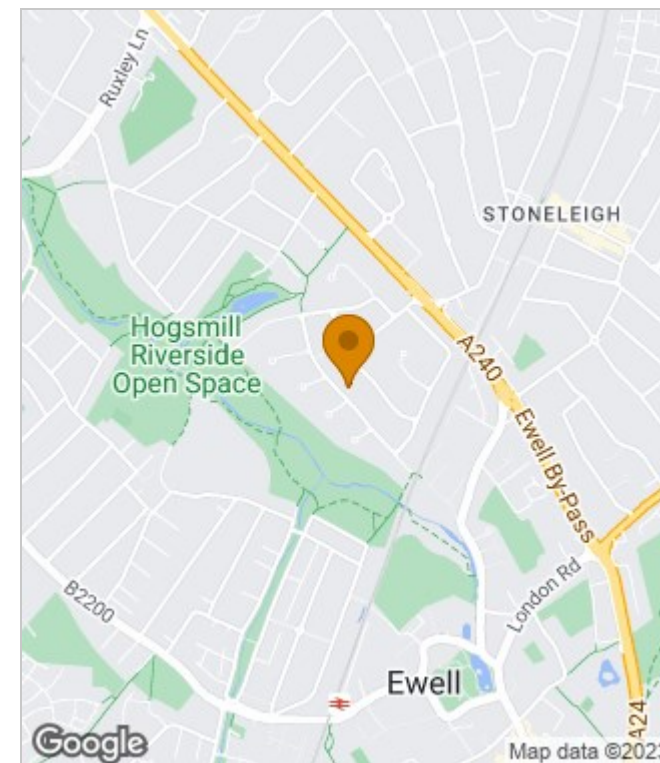


Ground Floor
145.4 sq m / 1565 sq ft


www.epc.uk.com info@epc.uk.com


Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared in accordance with the current edition of RICS code of Measuring Practice.

Area Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
		47	77
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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