



West Mead, Ewell

The **PERSONAL** Agent



# £650,000

## Freehold

- Detached Bungalow
- Two Double Bedrooms
- Two Reception Rooms
- Refitted Bathroom
- Bright & Spacious Kitchen
- 20ft Loft Room
- Cul de Sac Location
- Driveway & Detached Garage



This charming detached bungalow is situated in a highly sought after Cul de Sac in Ewell Court, next to the Hogsmill nature reserve.

The property offers two generous double bedrooms and a spacious dining room which is open plan to the lounge and has bi folding doors to the garden.

The bright and airy kitchen / breakfast room has a conservatory extension which has provided room for a table and chairs and further utilities.

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Further features to note include a refitted bathroom and a spacious entrance hallway.

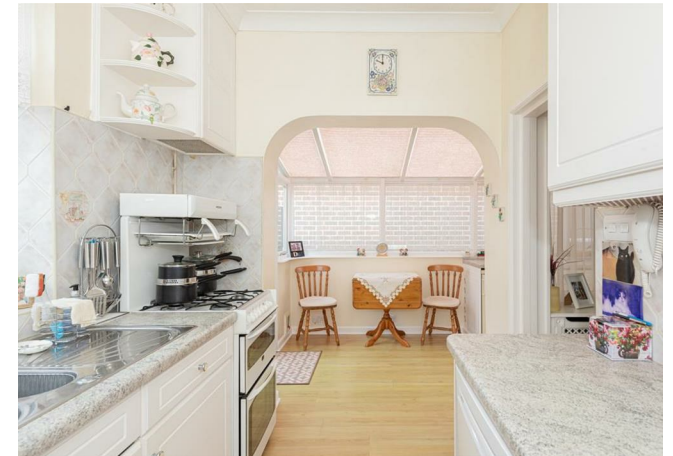
Outside, to the front of the property a driveway leads to a detached garage, while to the rear is a fantastic garden measuring 68ft in length.

Early viewing essential. Sole agents.

The property is situated within close proximity to Ewell Village, Bourne Hall Park and Medical Centre and both Ewell West & Ewell East main line station offering regular services to Waterloo, Victoria and London Bridge (approximately 35 minutes). It also offers easy access to the A3 7 M25 (Junction 9). Ewell Village has a variety of shops including a Sainsburys Local there is also a wide variety of cafés, restaurants and pubs available locally.

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.

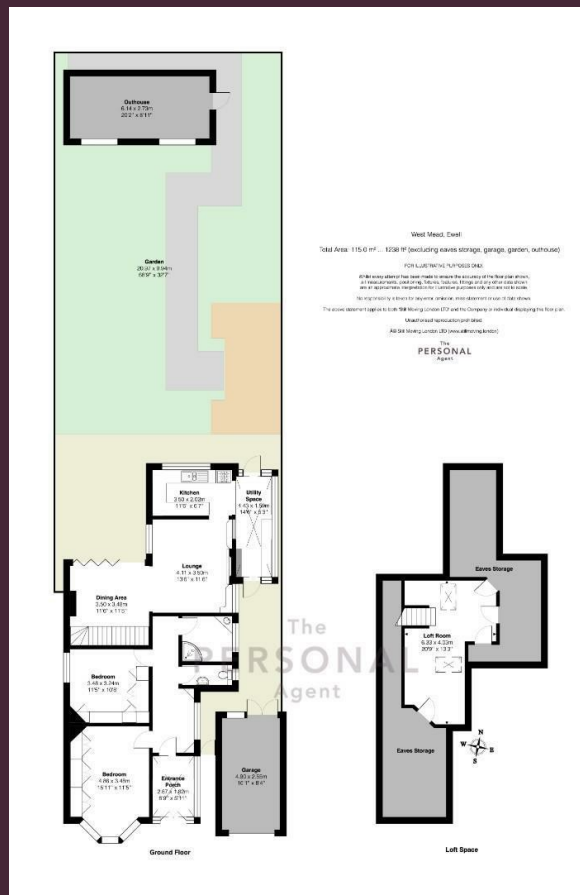
Tenure - Freehold  
Council tax band - E












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

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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.



