



Meadowview Road, Ewell

The **PERSONAL** Agent

Guide Price £750,000

Freehold

- Beautifully Appointed Semi Detached House
- Bright and Airy Entrance Hall
- Separate Lounge With Large Bay Window
- Stunning Rear Kitchen Extension With Utility
- Central Island and Bifold Doors
- Open Plan Dining/Family Room
- Three First Floor Bedrooms
- Master Bedroom With Juliet Balcony
- Modern Family Bathroom and Ensuite Shower To Master
- Level Rear Garden with Detached Garage

The Personal Agent are delighted to offer this stylish four bedroom semi detached family home with stunning rear kitchen extension and impressive loft conversion sat on a well established and secluded position with a detached garage being situated in a sought after residential road close to Hogsmill Nature Reserve, West Ewell Train Station and Ewell Village.

This beautiful home is well appointed throughout and offers impressive living accommodation arranged over three floors to provide ample space for the whole family to enjoy.

The bright and airy entrance hall sets the tone of what's to come and from here you have access to a nicely proportioned living room that is centred around a feature fireplace and a large bay window with bespoke wooden shutters and double doors to what is definitely the heart of this home, the stunning kitchen/dining/family room.

This area of the home measures an impressive 17'8"x 16'1"with



bi-folding doors opening onto the secluded rear garden, two large lantern windows that flood the room with natural light and a defined dining and family areas along with a central island that all blend together to provide the ultimate space. From a practical viewpoint, this home also delivers with the thoughtful addition of utility room. On the first floor are three nicely proportioned bedrooms, a modern family bathroom and the loft has been skilfully converted to provide an impressive master bedroom with a Juliet balcony with French doors overlooking the garden, bespoke fitted wardrobes and ample eaves storage space and a stylish shower room.

Outside, the property also shines with a great sized level child friendly rear garden and a large paved terrace with access to a detached garage which is currently used as a home gym.

The picturesque Ewell Village under half a mile away and 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 fairs. 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.

Alternatively nearby Epsom is a busier market town and has the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick.

Tenure: Freehold
Council Tax: Currently Band 'E'



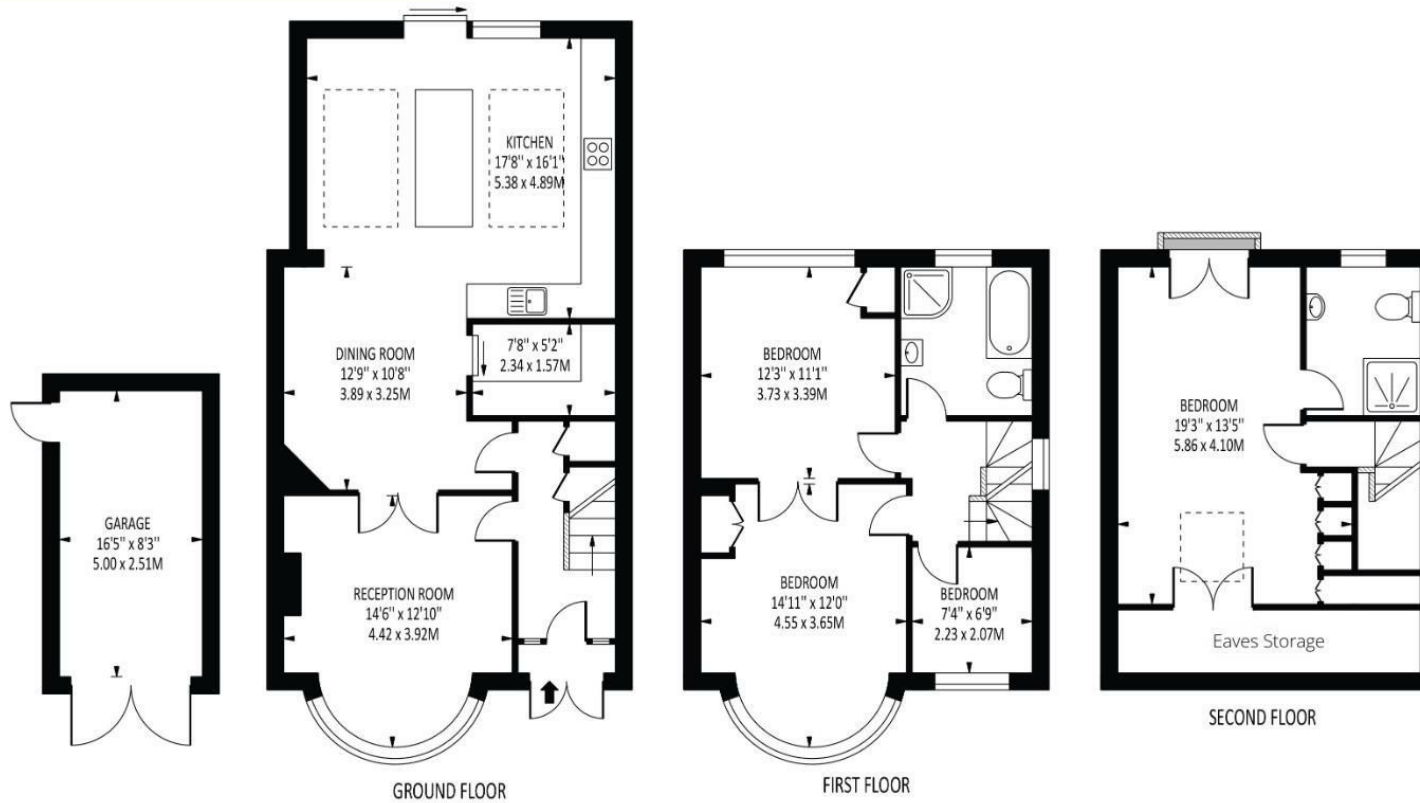


The **PERSONAL** Agent



Meadowview Road

Total Area: 1717 SQ FT • 159.51 SQ M
(Including Garage & Eves Storage)
Garage Area : 135 SQ FT • 12.55 SQ M
Eves Storage Area : 69 SQ FT • 6.41 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		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.

