



Meadow Walk, Ewell Court

The **PERSONAL** Agent

Offers Over £600,000

Freehold

- Wonderful Two Bedroom Detached Bungalow
- Gated Driveway With Ample Parking
- Spacious Entrance Hall
- Dining/Family Room
- Reception Room Overlooking Garden
- Modern Fully Fitted Kitchen
- Spacious Family Bathroom
- Well Established Level Rear Garden
- Highly Sought After Location
- No Onward Chain

A beautifully appointed bay fronted two bedroom detached bungalow occupying a prime position in the highly regarded area of Ewell Court. There is gated access to ample off road parking and a delightful level rear garden and the added benefit of no onward chain.

This charming bungalow provides truly flexible accommodation, so whether you are wanting to downsize but not downgrade, or you are a professional couple or a young family looking for a well maintained home, this property offers something for everyone.

Further potential for conversion into the loft and to the rear exists subject to planning permission.

You enter the home via a spacious hallway which is the perfect space to welcome guests. There is a spacious, double aspect family/dining room that really is the hub of the home which leads to a stunning Reception Room with views of and access to



a level and secluded rear garden.

There are two genuine double bedrooms, a modern fully fitted kitchen with its own door to the rear garden and a spacious modern family bathroom.

Further noteworthy points to mention include a secluded level rear garden laid mainly to lawn with a paved terrace seating area and two sheds. Ample frontage that provides a driveway with off street parking for several cars accessed via wrought iron double gates.

The need to view this property to fully appreciate the wonderful position and accommodation it offers cannot be overlooked and once inside the flexible layout as well as the potential it offers will make you think more than twice about securing this home.

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 - D





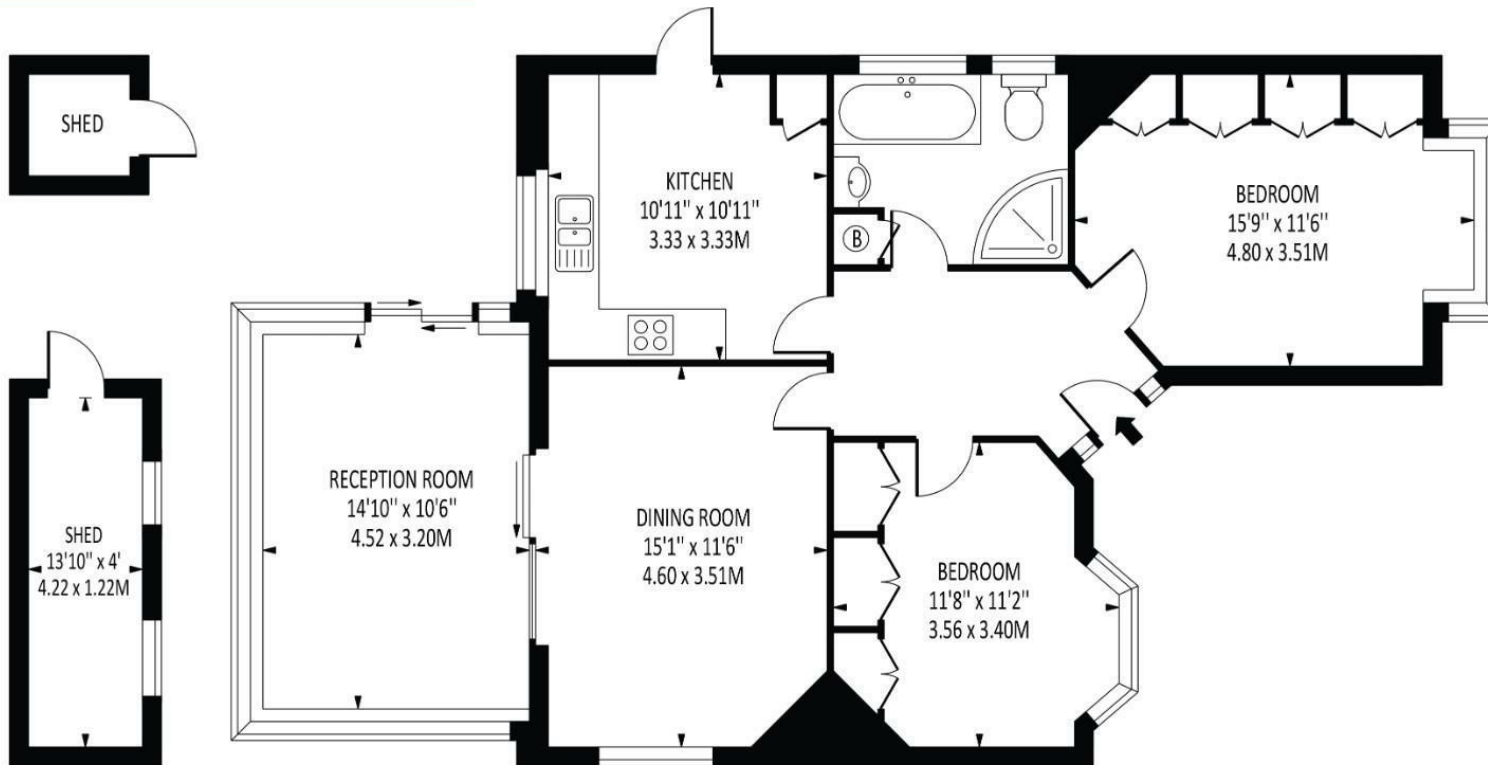
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Total Area: 964 SQ FT • 89.56 SQ M

(Including Sheds)

Sheds Area : 78 SQ FT • 7.25 SQ M



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) A		
(81-91) B		
(69-80) C		
(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
01372 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.



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