



Meadowview Road, Ewell

The **PERSONAL** Agent

# £675,000

## Freehold

- Rarely Available Detached House
- Three Double Bedrooms
- Modern Kitchen With Double Doors To The Gardens
- Two Spacious Reception Rooms
- Modern Family Bathroom And Private Ensuite To Master
- Large Private Office With Power And Lighting With Additional Storage Shed
- Private And Landscaped Front and Rear Garden
- Off Street Parking For three Cars To The Rear Of The Property
- Minutes Walk From Ewell West Train Station And Ewell Village
- Viewing By Appointment

The Personal Agent are delighted to welcome to the market this rarely available detached three double bedroom family home, which has previously been extended to provide a fantastic footprint, making it an ideal home for growing families.

The property is conveniently positioned within a short walk of both Ewell Village and Ewell West railway station, offering excellent access to local amenities and transport links.

The property offers bright, spacious, and well balanced accommodation throughout, with the ground floor comprising a generous front reception room with bay window, a separate dining room ideal for entertaining, a modern fitted kitchen/breakfast room, and a downstairs W.C.



Upstairs, the property continues to impress with three well proportioned bedrooms and a stylish family bathroom, making it a fantastic option for growing families or buyers looking for a home ready to move straight into.

Externally, the property further benefits from a detached garage and a separate studio room, offering excellent flexibility for those working from home, requiring a gym space, hobby room, or additional storage.

Presented in great condition throughout and situated within easy reach of local amenities, highly regarded schools, and excellent transport links, this is a wonderful family home in a highly convenient location.

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 band: F







## Meadowview Road

Total Area: 1630 SQ FT • 151.45 SQ M  
(Including Studio & Garage)  
Studio Area : 230 SQ FT • 21.38 SQ M  
Garage Area : 140 SQ FT • 13.00 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) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
|                                             | 62      | 76                      |
| England & Wales                             |         | EU Directive 2002/91/EC |

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### LETTINGS & MANAGEMENT

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Agent

**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.

