



Brook Mead, Ewell

The **PERSONAL** Agent



# Guide Price £650,000

## Freehold

- Charming Detached Bungalow
- Enclosed Entrance Porch and Traditional Hallway
- Spacious Living Room
- Conservatory/Sun Lounge
- Kitchen/Dining Room
- Lean to/Utility
- Two Double Bedrooms
- Family Bathroom
- Well Established Front and Rear Gardens
- Sought After Location and No Onward Chain.

This attractive detached bungalow, complete with driveway, detached garage and a secluded level rear garden, is tucked away in a quiet close within Ewell Court. Offering exciting potential for extension (STPP) and available with no onward chain, it presents a rare opportunity to secure a versatile home in a highly sought after location.

Stepping through the enclosed porch and into the traditional entrance hall, you immediately sense the generous proportions and welcoming atmosphere that define this charming home. High ceilings and wide rooms create an uplifting sense of space, while the layout offers an inspiring canvas for those looking to shape a property around their own lifestyle.

The main reception area has been thoughtfully opened up, combining with the original third bedroom to form a wonderfully expansive living space, ideal for relaxing and hosting. This sociable heart of the home flows effortlessly into the conservatory, where views of the pretty rear garden draw you outside and provide a peaceful backdrop throughout the seasons.



The kitchen, though ready for modernisation, is thoughtfully arranged with ample room for a dining table, making it a natural gathering point for casual meals or morning coffee. From here, a useful lean to/utility area offers additional storage and direct access to the garden.

Both bedrooms are generous doubles with fitted wardrobes and a calm, restful feel. They are served by a family bathroom, complemented by a separate W.C., adding convenience for everyday living and visiting guests.

Outside, the property truly shines. The rear garden offers privacy, seclusion and a sense of maturity that only established grounds can provide. It's a haven for keen gardeners, a safe and appealing space for children, and a tranquil retreat for anyone seeking a quiet moment in the fresh air. The detached garage/workshop adds further versatility and scope for improvement, while the front garden and driveway create a welcoming approach with ample off street parking and a pleasant outlook over the close.

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 - E









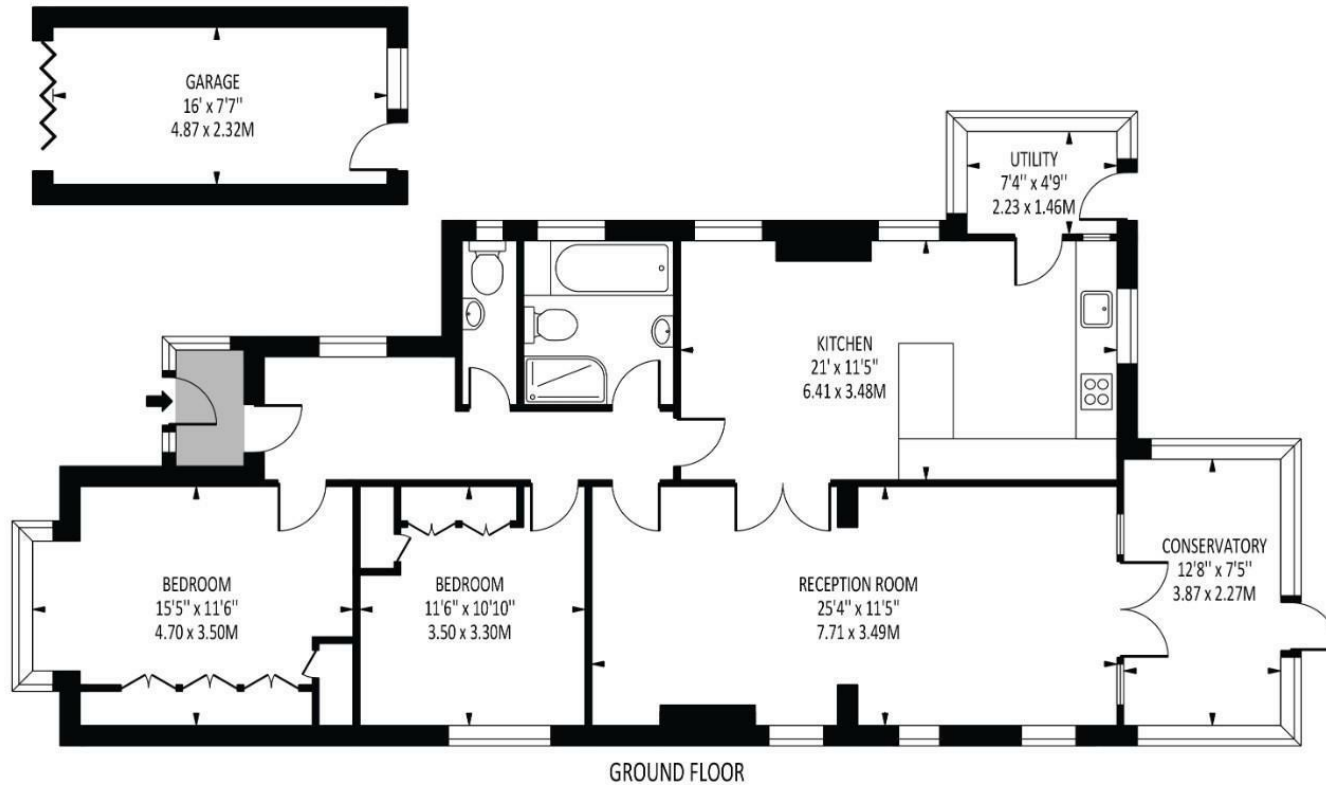


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## Brook Mead

Total Area: 1306 SQ FT • 121.35 SQ M  
(Including Garage)  
Garage Area : 122 SQ FT • 11.30 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>                          |         | <b>83</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 |         |                         |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC |

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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.



