

FOR  
SALE



Meadowview Road, Ewell KT19 9UB

JACKSON  
**NOON**

£725,000 - Freehold

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## PROPERTY SUMMARY

JACKSON NOON ESTATE AGENTS are pleased to offer this RARELY AVAILABLE EXTENDED FOUR BEDROOM SEMI-DETACHED HOUSE located close to EWELL WEST (ZONE 6) MAINLINE RAILWAY STATION and WITHIN GLYN SCHOOL CATCHMENT benefitting from a through lounge, breakfast room, EXTENDED KITCHEN (16'4x7'8), double glazing, gas central heating, REAR GARDEN, OWN DRIVE TO GARAGE.....CALL NOW TO VIEW.

## POINTS OF INTEREST

- *Extended Four Bedroom House*
- *Through Lounge & Breakfast Room*
- *Extended Kitchen*
- *Double Glazing*
- *Gas Central Heating*
- *Rear Garden*
- *Own Drive To Garage*
- *Close To Ewell West Station*



## ROOM DESCRIPTIONS

### Front Door to

#### Entrance Hall

Cloaks hanging space, understairs cupboard, radiator, Amtico flooring

#### Lounge/Diner

25' 1" x 11' 4" (7.65m x 3.45m) Radiator, Amtico flooring, double glazed windows, double glazed door to garden

#### Breakfast Room

9' 7" x 6' 5" (2.92m x 1.96m) Amtico flooring, double glazed window

#### Extended Kitchen

16' 4" x 7' 8" (4.98m x 2.34m) Sink unit inset in granite work surface, range of cupboards and units, space for fridge freezer, plumbing for autowash, fitted oven and hob, radiator, double glazed window, double glazed door to side and rear garden

### Stairs to First Floor

#### Landing

Access to loft

#### Bedroom 1

14' 1" x 9' 0" (4.29m x 2.74m) Two radiators, fitted wardrobes, Amtico flooring, two double glazed windows

#### Bedroom 2

13' 0" x 9' 3" (3.96m x 2.82m) Radiator, fitted wardrobes, Amtico flooring, double glazed window

#### Bedroom 3

12' 4" x 9' 1" (3.76m x 2.77m) Radiator, fitted wardrobes, Amtico flooring, double glazed window

#### Bedroom 4

7' 5" x 6' 5" (2.26m x 1.96m) Radiator, fitted wardrobes, Amtico flooring, double glazed window

#### Shower Room

Comprising shower cubicle, fitted shower, low level wc, wash hand basin, radiator, tiled walls, double glazed window

### Outside

#### Front Garden

Mainly paved, off street parking

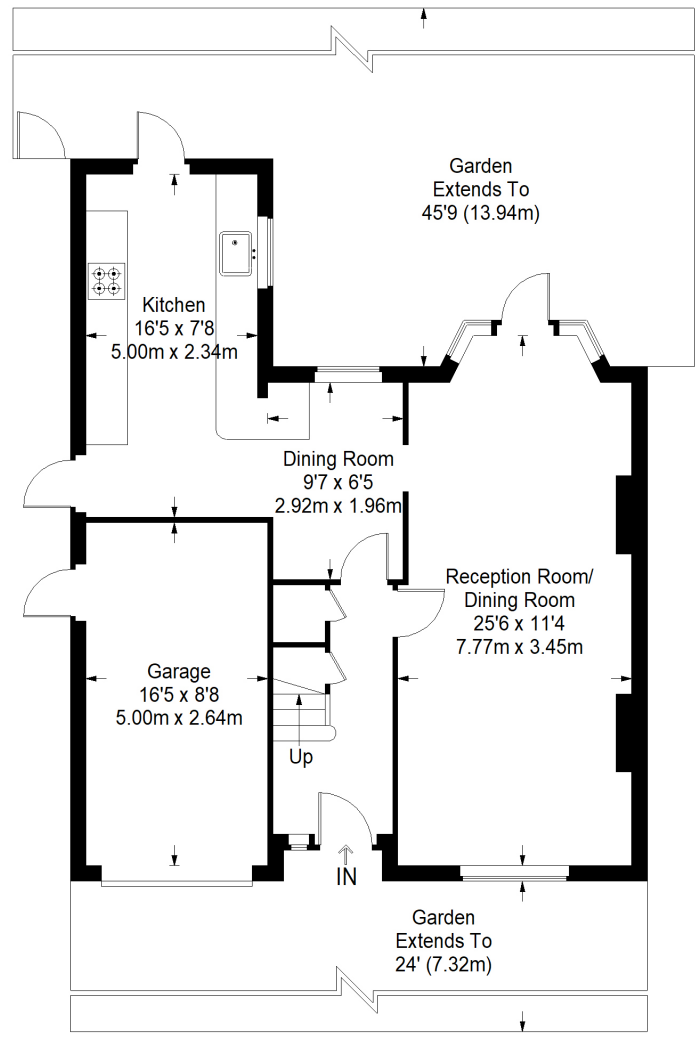
#### Rear Garden

Mainly laid to lawn, mature borders, garden shed, patio area

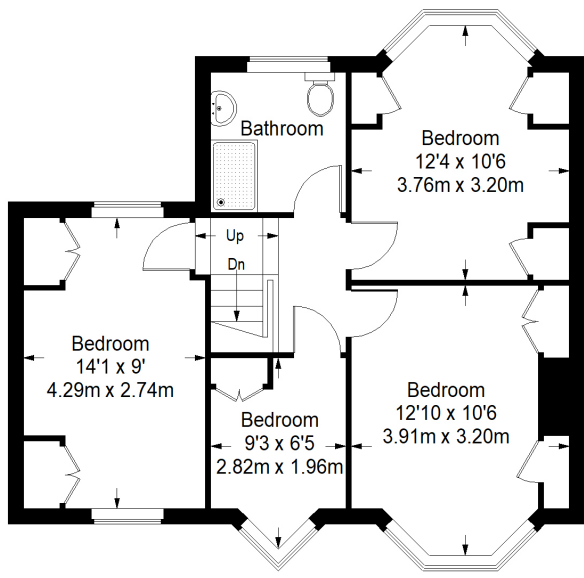
#### Garage

Wall mounted boiler, double glazed window, door to side

**Meadowview Road**



**Ground Floor = 704 sq ft**



**First Floor = 516 sq ft**

Approximate Gross Internal Area  
 GROUND FLOOR = 704 sq ft / 65.40 sq m  
 FIRST FLOOR = 516 sq ft / 47.94 sq m  
 Total = 1220 sq ft / 113.34 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)