

FOR
SALE



Flat 1, 39 Meadow Walk, Ewell Village, Surrey KT17 2EF



OFFERS OVER £370,000 CONSIDERED £400,000, Share of Freehold

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PROPERTY SUMMARY

JACKSON NOON ESTATE AGENTS are pleased to offer this RARELY AVAILABLE TWO BEDROOM GROUND FLOOR 'SHARE OF FREEHOLD' PROPERTY located in the HEART OF EWELL VILLAGE with LARGE LIVING ROOM overlooking OWN GARDEN with Studio/Summerhouse/ Cinema Room (16' 0" x 13' 0"), modern kitchen and shower room, OFF STREET PARKING ON OWN DRIVE, GARDEN backing onto open land and located in a PRIVATE ROAD...MUST BE VIEWED

POINTS OF INTEREST

- *Rarely Available Two Bedroom Ground Floor Flat*
- *Modern Kitchen & Bathroom*
- *Double Glazing*
- *Gas Central Heating*
- *Own Drive*
- *Garden Backing Onto Open Land*
- *Located In The Heart Of Ewell Village*



ROOM DESCRIPTIONS

Front Door to

Entrance Hall

Radiator

Lounge

15' 8" x 10' 0" (4.78m x 3.05m) Radiator, double glazed bifolding doors to garden

Modern Kitchen

8' 2" x 5' 10" (2.49m x 1.78m) Sink unit inset in roll top work surface, range of cupboards and units, integrated fridge freezer, plumbing for autowash, fitted oven and hob, extractor, double glazed window

Bedroom 1

14' 0" x 12' 7" (4.27m x 3.84m) Radiator, double glazed window

Bedroom 2

10' 3" x 7' 10" (3.12m x 2.39m) Radiator, double glazed window

Modern Shower Room

Comprising fitted shower unit, shower screen, low level wc, wash hand basin, heated towel rail

Outside

Front Garden

Own drive with off street parking

Rear Garden

Decking area, rest mainly laid to lawn, garden shed

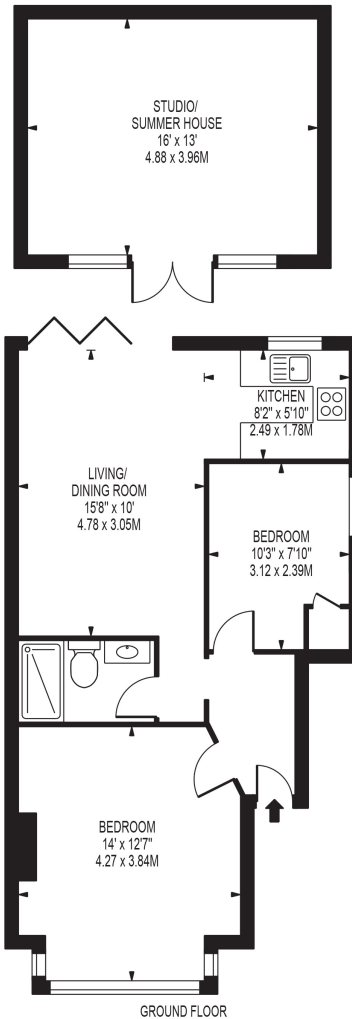
Studio/Summerhouse/ Cinema Room

16' 0" x 13' 0" (4.88m x 3.96m)

MEADOW WALK

APPROXIMATE GROSS INTERNAL FLOOR AREA: **540 SQ FT - 50.17 SQ M**
(EXCLUDING STUDIO/ SUMMER HOUSE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF STUDIO/ SUMMER HOUSE: **208 SQ FT - 19.32 SQ M**



GROUND FLOOR
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 OR 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.