



**Guide Price**  
**£650,000**

**Freehold**

4x  2x  2x 

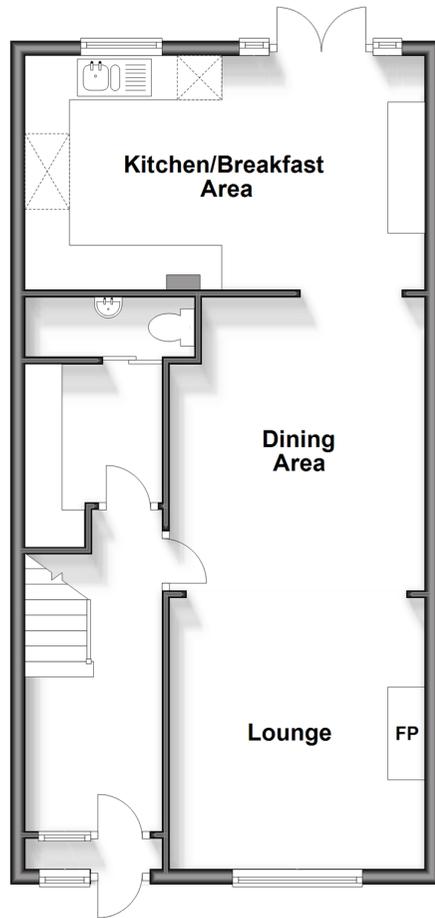
**Meadowview Road,  
Epsom, Surrey, KT19**

**OVER 60?**

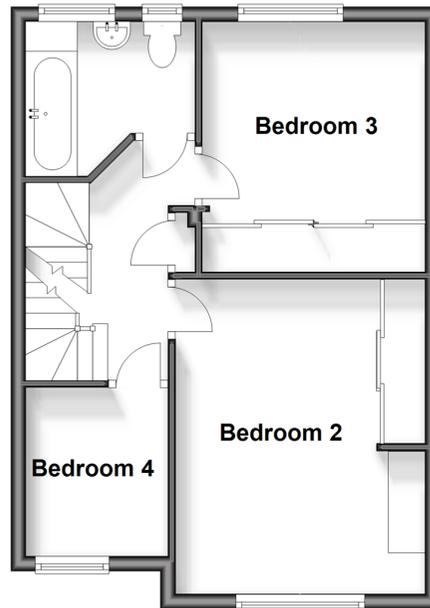
Secure this property  
for up to **59% less!**

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**Ground Floor**  
Approx. 59.1 sq. metres (636.5 sq. feet)



**First Floor**  
Approx. 40.5 sq. metres (436.4 sq. feet)



**Second Floor**  
Approx. 27.4 sq. metres (294.9 sq. feet)



## Accommodation

### GROUND FLOOR

Porch  
Entrance Hall  
Store Room/Cloakroom: 8'1 x 5'10  
(2.47m x 1.78m)  
Lounge : 12'2 x 11'3 (3.71m x 3.43m)  
Dining Room: 13'0 x 11'3 (3.97m x 3.43m)  
Kitchen/Breakfast Room: 16'7 x 10'3  
(5.06m x 3.13m)

### FIRST FLOOR

Landing  
Bedroom 2: 13'9 x 11'0 (4.19m x 3.36m)  
Bedroom 3: 11'5 x 9'10 (3.48m x 3.00m)  
Bedroom 4: 6'11 x 6'0 (2.11m x 1.83m)  
Bathroom

### SECOND FLOOR

Landing  
Bedroom 1: 11'8 x 8'7 (3.56m x 2.62m)  
En-Suite Shower Room  
Walk In Wardrobe: 8'7 x 7'10 (2.62m x 2.39m)  
Store Room: 9'2 x 5'10 (2.80m x 1.78m)

### OUTSIDE

Driveway  
Rear Garden  
Detached Garage



## Main features

- Deceptively large terraced home with through lounge/diner that leads to 16ft kitchen
- Fabulous decking area that can be used throughout the year
- Substantial garden with separate garage
- Accommodation spread across three floors with en-suite and walk in wardrobe to bedroom one
- Three stations within one mile including Ewell West minutes walk away

## Nearest Schools

Primary Schools: St Clement's Catholic Primary 0.1 miles, Danetree Junior School 0.6 miles, Epsom Primary 0.8 miles  
Secondary Schools: Blenheim High School 0.4 miles, Ewell Castle School 0.5 miles, Glyn Technology School 0.5 miles

## Transport Information

Train Stations: Ewell West 0.1 miles, Ewell East 0.8 miles, Stoneleigh 1.0 miles

## Address

Meadowview Road, Epsom, Surrey, KT19

## Directions

For directions to this property please contact us.



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Call Banstead Branch 01737 352233 ■ [cubittandwest.co.uk](https://www.cubittandwest.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



EPC RATING



20109818/20240316/SA/MS