



The Hawthorns, Ewell

The **PERSONAL** Agent

Offers In Excess Of £675,000 Freehold

- Cul de sac location
- Periphery of Ewell Village
- Cleverly extended semi-detached
- Four generous double bedrooms
- Ensuite shower room & family bathroom
- 17ft x 17ft living room
- Kitchen/dining room with utility room
- Study/bedroom five with ensuite cloakroom
- 28ft garden studio / den / gym
- Walk to shops & choices of stations



The Personal Agent are pleased to present this double fronted family home which sits on a bold corner plot and is located in a cul de sac just on the periphery of the picturesque Ewell Village. This fine home has been cleverly extended in the past and offers flexible accommodation with a beautiful feel and presentation throughout.

Stepping through the enclosed entrance porch and into the welcoming central entrance hallway, it immediately becomes clear just how versatile and flexible this home is. The 17ft x 17ft living room is the first room that draws your eye with its oak flooring that flows throughout the majority of the downstairs and its fireplace that really is the centre piece of this room.

The modern fitted kitchen links directly to the dining room, making a very practical entertaining space within its own right but also cementing it as the heart of this home from a family perspective too.

There is a generous utility room and a work from home study that could also double as a fifth bedroom due to the fact that there is an ensuite cloakroom that completes the ground floor, so its safe to say that there is more than meets the eye with this property.

The impressive accommodation continues on the first floor with a generous principal bedroom that enjoys a large ensuite shower room. There are three further spacious bedroom that can all accommodate double beds and a good sized family bathroom.

Outside there is a driveway with parking, fully enclosed rear garden and a detached garden studio which measures 28ft and could be utilised as a den, playroom, home office or even a home gym.

The Hawthorns is a small cul-de sac which is strategically nestled between the charming Ewell village and the bustling

Stoneleigh Broadway, ensuring convenient access to an array of shops, amenities, excellent commuting facilities and a plethora of highly regarded schools.

The highly desirable Ewell Village has a rich background dating back to the Bronze age and at the end of the middle ages King Henry VIII established Nonsuch Palace (now Nonsuch Park) in 1538. The High Street offers a variety of shops, restaurants, cafés and pubs. Bourne Hall hosts a public library, subterranean theatre, gymnasium, café, and local museum. It regularly holds gatherings such as fayres and exhibitions.

In the heart of the village lies the picturesque 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 (zone 6) offer easy access to London with Waterloo and Victoria taking approximately 40 minutes.

Tenure - Freehold
Council tax band - E



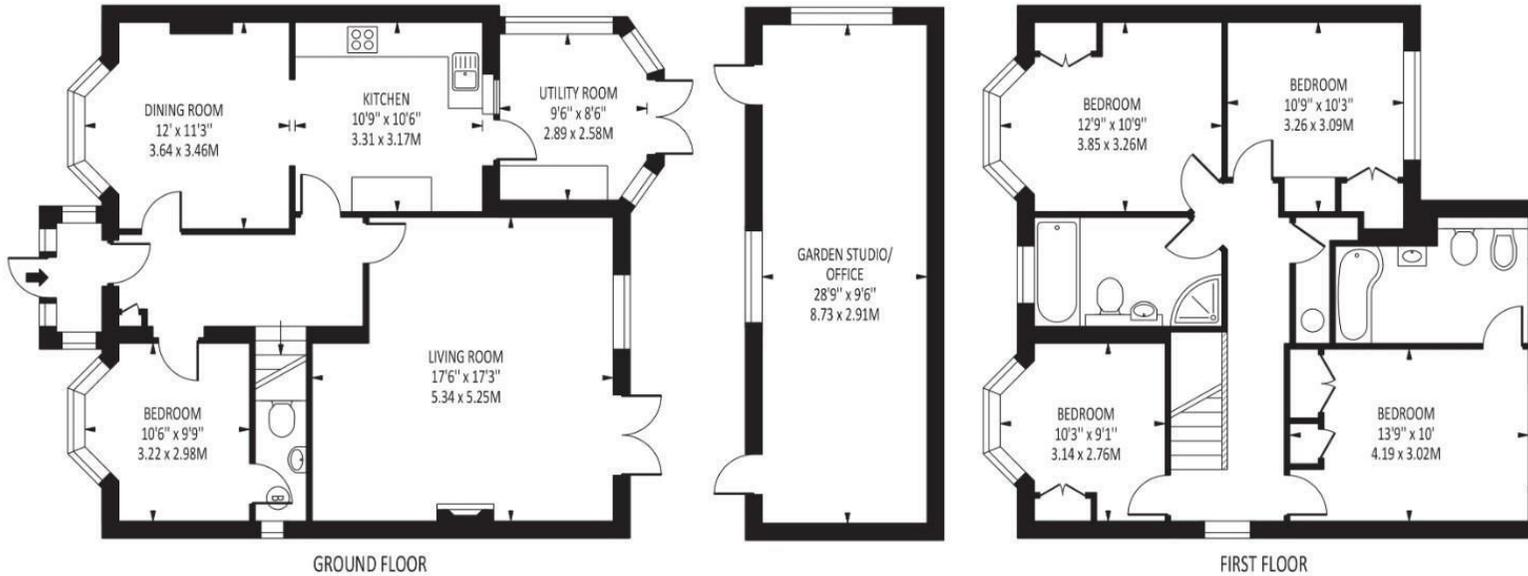


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Total Area: 1896 SQ FT • 176.16 SQ M
(Including Garden Studio & Office)
Garden Studio & Office Area: 273 SQ FT • 25.40 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.

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