



The Hawthorns, Ewell Village

The **PERSONAL** Agent

Guide Price £525,000

Freehold

- A beautifully presented house built in 2016
- Spacious living space
- Kitchen/breakfast room
- Two double bedrooms
- En-suite to bedroom one
- Family bathroom
- Private driveway to front
- Level and secluded rear garden
- 11' x 9'7 Summer house/studio
- No onward chain

We highly recommend arranging a viewing of this deceptively spacious two bedroom, two bathroom end of terrace house built in 2016. Inside, you'll find a modern and stylish interior, while outside offers a private driveway and a beautifully landscaped, secluded rear garden. Ideally located for effortless access to Stoneleigh Broadway and Ewell Village, it's a home that truly stands out. No Onward Chain.

This is a home for those who want more than the ordinary, a beautifully curated space that blends indulgence, style, and thoughtful design at every turn and with the added bonus of a summer house or studio/home office.

The ground floor flows effortlessly, with a generous living space leading into a bright, inviting kitchen/dining room that's perfect for cooking, entertaining, and gathering with friends. Its open, social layout and direct access to the garden create a wonderful sense of connection between indoors and out.



Upstairs, a standard traditional layout has been transformed to offer two luxurious double bedrooms, each finished with comfort in mind and complemented by a modern en suite shower room and a separate bathroom. It's a home that feels considered, elevated, and unmistakably special.

Outside, the property continues to impress. The driveway provides parking for a large car or two smaller ones offering both convenience and practicality. The rear garden has been thoughtfully transformed into a peaceful outdoor retreat, a space you'll genuinely want to spend time in, whether relaxing with a morning coffee or unwinding at the end of the day.

With no onward chain, this home offers a smoother, faster move, giving you the chance to settle in and start enjoying your new lifestyle without delay.

The Hawthorns is a small cul-de sac which is 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 - D



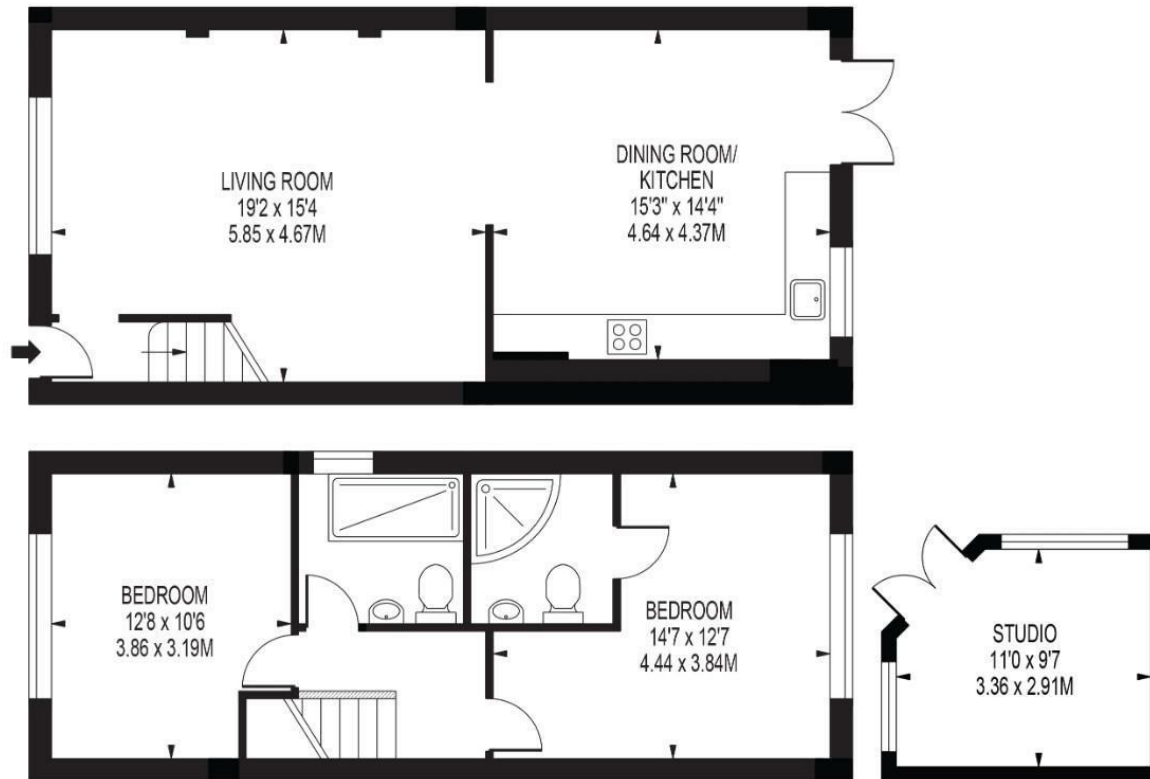


The **PERSONAL** Agent

The Hawthorns

Total Area: 1034 SQ FT • 96.05 SQ M

Studio : 98 SQ FT • 9.14 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPSOM OFFICE

2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH & KINGSWOOD OFFICE

Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT

157 High Street
Epsom, Surrey, KT19 8EW
01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



The
PERSONAL
Agent

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.

