



Riverview Road, Ewell

The **PERSONAL** Agent

Guide Price £575,000

Freehold

- No onward chain for a swift, smooth purchase
- Rare new build single storey bungalow home
- Moments from Hogsmill nature reserve
- Semi detached with superb acoustic insulation
- Open plan kitchen, dining and living space
- Kitchen with integrated appliances & quartz tops
- Air source heat pump and underfloor heating
- Bi fold doors to South/westerly private garden
- Driveway with parking and EV provisions
- Ideal downsizer home without compromise

A rare opportunity to acquire a beautifully crafted new build bungalow, perfectly positioned just moments from the picturesque Hogsmill nature reserve, offering a peaceful, green outlook with excellent everyday convenience close by.

Designed with longevity, comfort and modern living in mind, this exceptional semi detached home delivers the ease of single storey living without compromise. Although semi detached in design, the properties benefit from advanced acoustic insulation that exceeds current building regulations, creating a remarkably quiet and private living environment that feels more akin to a detached home.

At the heart of the property is a superb open plan kitchen, dining and living space, thoughtfully designed for both relaxation and entertaining. The kitchen is finished with quartz worktops, integrated appliances including oven, microwave with grill and dishwasher, a pull out larder adjacent to the fridge freezer, Bristan spray tap and subtle under-unit lighting. A gas supply is also provided for those who prefer a gas hob.



Full-width bi-fold doors open seamlessly onto the landscaped garden, where a contemporary brise soleil provides shade in summer while allowing natural light to flood the interior. The garden itself has been carefully designed for low maintenance, featuring porcelain paving, structured planting pockets within gravel beds, a new shed and a bespoke horizontal fence providing privacy and a high-quality finish throughout.

Both bedrooms are generously proportioned and benefit from extensive fitted wardrobe storage, while Velux windows above the hall and bathroom introduce additional natural light. The modern bathroom is beautifully appointed with a low threshold walk in shower with twin shower heads, a non-slip bath with integrated grips, and contemporary fittings, complemented by a separate cloakroom for added practicality.

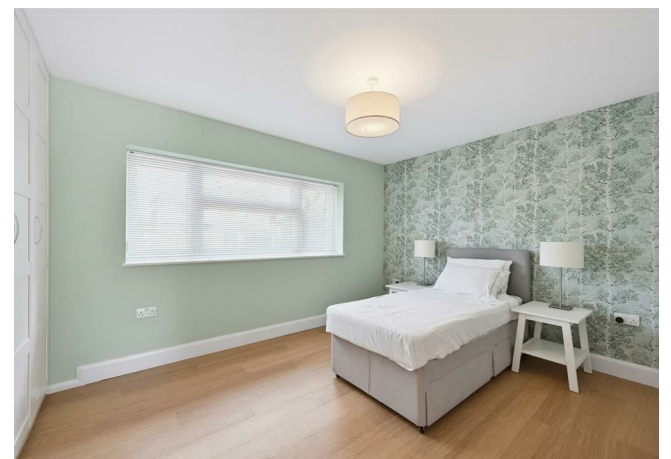
Further features include a utility cupboard with plumbing for stacked washing machine and tumble dryer, additional appliance sockets, and dedicated storage for modern living convenience. The home is cabled for Community Fibre with up to 1GB connectivity, ensuring ultra-fast broadband capability.

Sustainability and efficiency are central to the design, with an Air Source Heat Pump, large hot water cylinder and underfloor heating throughout delivering exceptionally low running costs and a comfortable, consistent internal climate all year round.

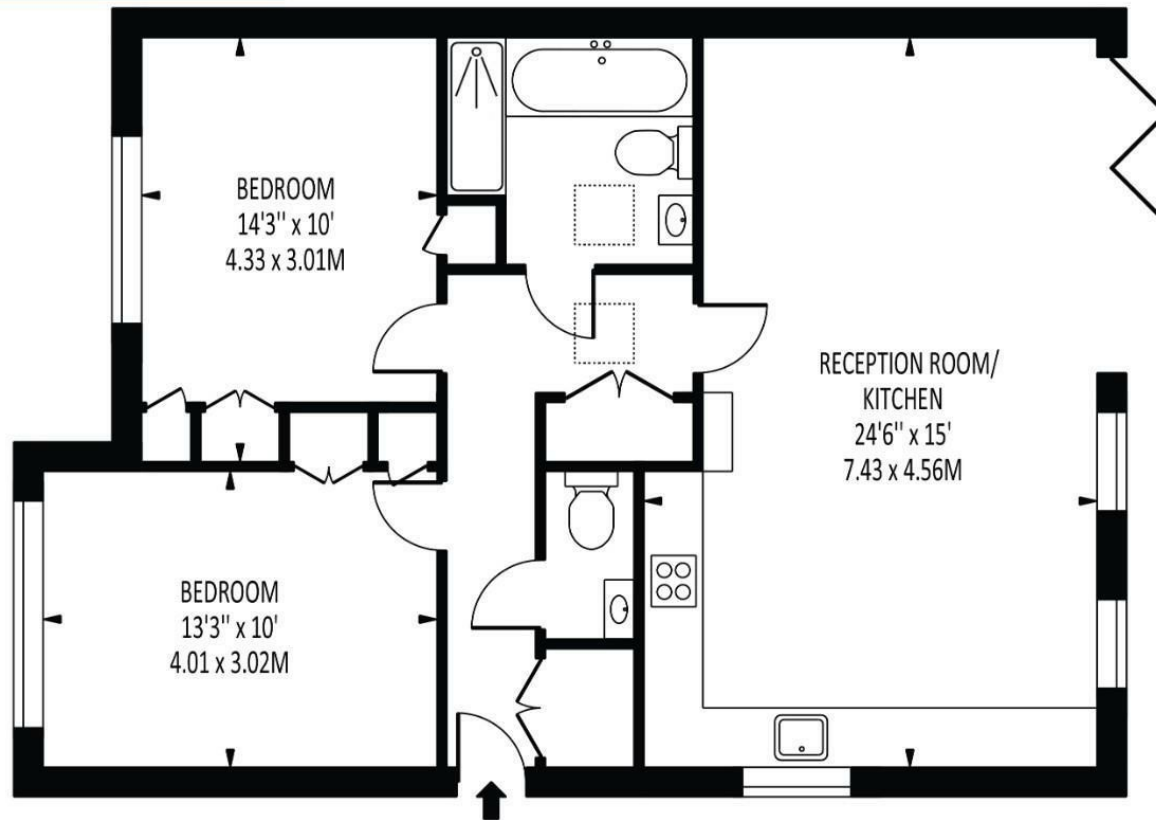
Externally, the property offers off-street parking for two vehicles, is EV ready, and benefits from dusk-to-dawn lighting to the front and side, along with a sheltered modern porch canopy providing a practical and welcoming entrance in all weather conditions.

Complete with a 10-year structural warranty, this is a turnkey home offering a rare combination of single-storey living, contemporary specification and long term efficiency in a highly desirable riverside setting. Ideal for those looking to downsize without compromise, the property delivers space, style and simplicity in equal measure.

Tenure- Freehold
Council Tax Band - TBC







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		92
(81-91) B	81	
(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.

