



The Hawthorns, Epsom

The **PERSONAL** Agent

Guide Price £575,000

Freehold

- Beautifully presented new build home
- Approximately 1,070 sq ft
- Three bedrooms
- Three storey accommodation
- Spacious open plan reception room
- Modern fitted kitchen
- Family bathroom plus downstairs cloakroom
- Excellent condition throughout
- Private and landscaped rear garden
- Offered to the market chain free

The Personal Agent are delighted to welcome to the market his stunning new build three bedroom end of terraced house, set in a popular and quiet cul de sac minutes walk from both Ewell Village and Stoneleigh Broadway, offered to the market chain free.

Situated within this quiet cul de sac is this beautifully presented three bedroom home offers approximately 1,070 sq ft of well planned accommodation arranged over three floors and finished to an excellent standard throughout.

The ground floor provides a welcoming entrance hall leading into an impressive 21'5" x 15'9" open plan reception room, creating a fantastic space for both relaxing and entertaining. The reception room flows through to the modern, well appointed kitchen, measuring approximately 15'9" x 8'6", which offers a range of fitted units and ample workspace. A convenient downstairs cloakroom completes the ground floor.

On the first floor are two well proportioned bedrooms, with the principal bedroom measuring approximately 15'9" x 12'9" and



benefiting from excellent floor space. The second bedroom measures approximately 10'9" x 10', with the floor also providing access to the family bathroom.

The top floor is dedicated to a generous third bedroom measuring approximately 15'9" x 12'9", offering excellent flexibility and making an ideal principal bedroom, guest suite, home office or additional living space depending on the buyer's requirements.

The property is newly built and presented in excellent condition throughout, providing a contemporary home that is ready to move straight into. The versatile three storey layout offers particularly good separation between living and bedroom accommodation, while the generous overall floor area makes this an excellent choice for both families and professional buyers.

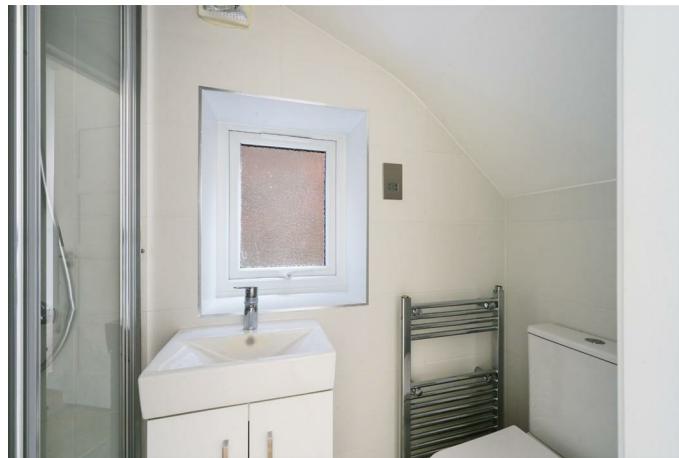
The Hawthorns is a small cul de sac which is nestled between the charming Ewell village and the bustling Stoneleigh Broadway, ensuring convenient access to an array of shops,

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

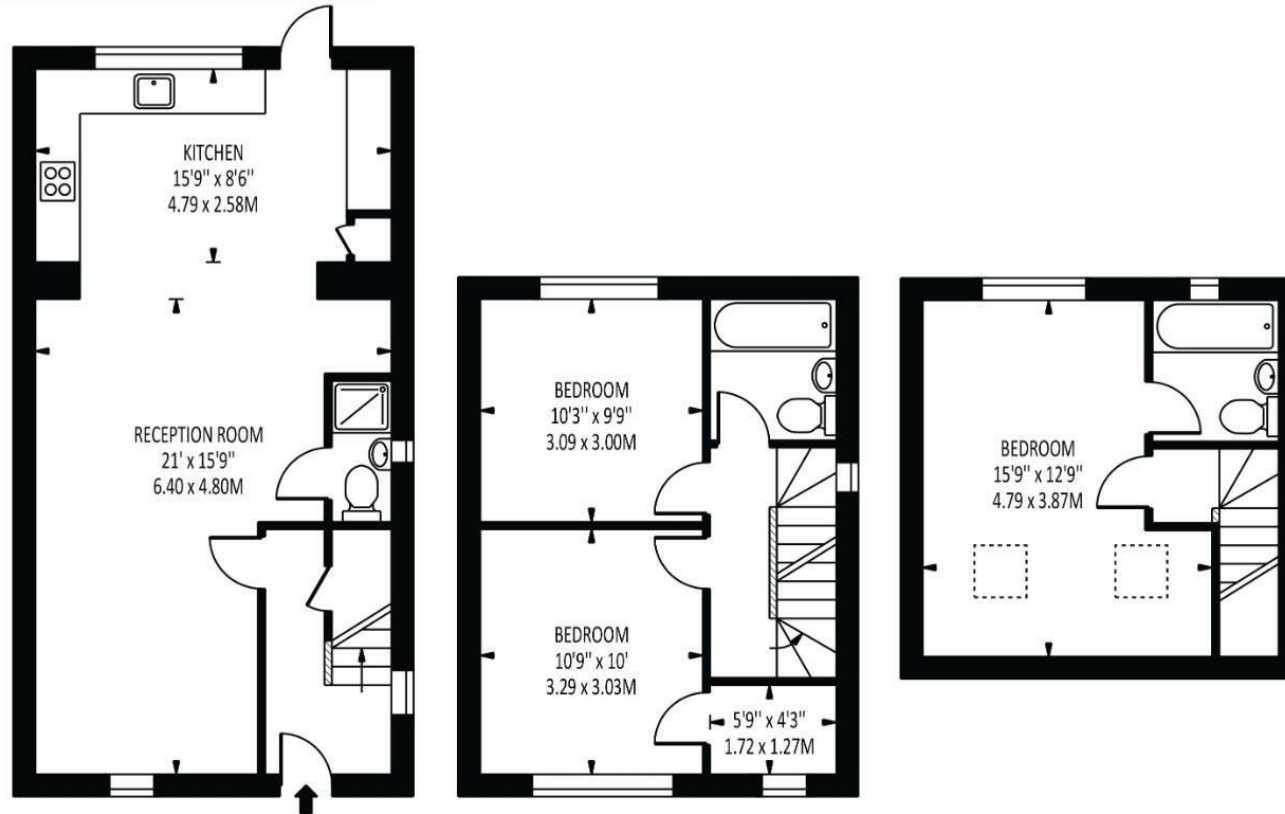




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The Hawthorns
Total Area: 1070 SQ FT • 99.36 SQ M



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	79	84
(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.



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Agent

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