



The Hawthorns, Ewell

The **PERSONAL** Agent

Offers Over £675,000

Freehold

- Stylish Four/ Five Bedroom Semi-Detached Family Home
- Entrance Hall and Downstairs Cloakroom
- Separate Generously Sized Living Room
- Stunning Open Floor Kitchen And Dining With Bi-Folding Doors
- Home Office/5th Bedroom
- Master Bedroom With En-Suite Bathroom
- Separate Shower Room
- Driveway and Integral Garage/Storage
- Level and Secluded Landscaped Rear Garden
- Private Road In Catchment Area of Meadow Primary And Glyn Schools



A four bedroom semi-detached house offering modern and stylish living accommodation throughout with a paved driveway leading to an integral garage and a landscaped level rear garden situated in a popular private road, close to local shops, sought after schools such as Meadow and Glyn and fantastic transport links. View Highly Recommended.

This beautifully presented home has been part converted to include a fully equipped home office/playroom or a useful 5th bedroom.

You enter the property via a spacious hallway with a downstairs cloakroom and stairs leading to the first floor landing.

The ground floor living space is impressive and includes a generously sized living room with , engineered oak flooring.

A particular feature of the home is the bright and spacious fully fitted kitchen with a range of high gloss units in white, incorporating moulded off-white worktops with a matching central island creating a desirable living space for the whole family to enjoy with room for a large dining table and chairs, skylight windows and floor to ceiling bi-folding doors which floods the room

with natural light leading to a landscaped and secluded rear garden providing the perfect setting for kids to play outdoors or for you to unwind after a hard day at work.

On the first floor are four bedrooms with the master bedroom benefiting from a large contemporary style en-suite bathroom, comprising a luxurious oversized double ended bath, large walk-in shower, fitted sanitary ware and obscured double glazed window to the rear. The property includes a separate shower room comprising a walk-in shower, low flush W.C , wash hand basin and fully tiled walls.

The rear garden is level and secluded with a stone paved terrace which spans the width of the property leading to an Astroturf lawn and a wooden timber shed all enclosed by border hedging

Located within the sought-after catchment area for the prestigious comprehensive Glyn School as well as Meadow Primary School. Stoneleigh train station is just a 10 Minute walk. Ewell Village offers a variety of shops, restaurants, cafés and pubs. The Bourne Hall hosts a public library, subterranean theatre, gymnasium, café, and local museum. It regularly

holds gatherings such as fayres. In the heart of the village lies the Hogsmill river leading up to the nature reserve.

Nearby Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by are a number of open spaces which include the prestigious and historic Nonsuch Park as well as Epsom Downs, the home of The Derby and Nork Park. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

EPC Rating: C.
Council Tax Band: E

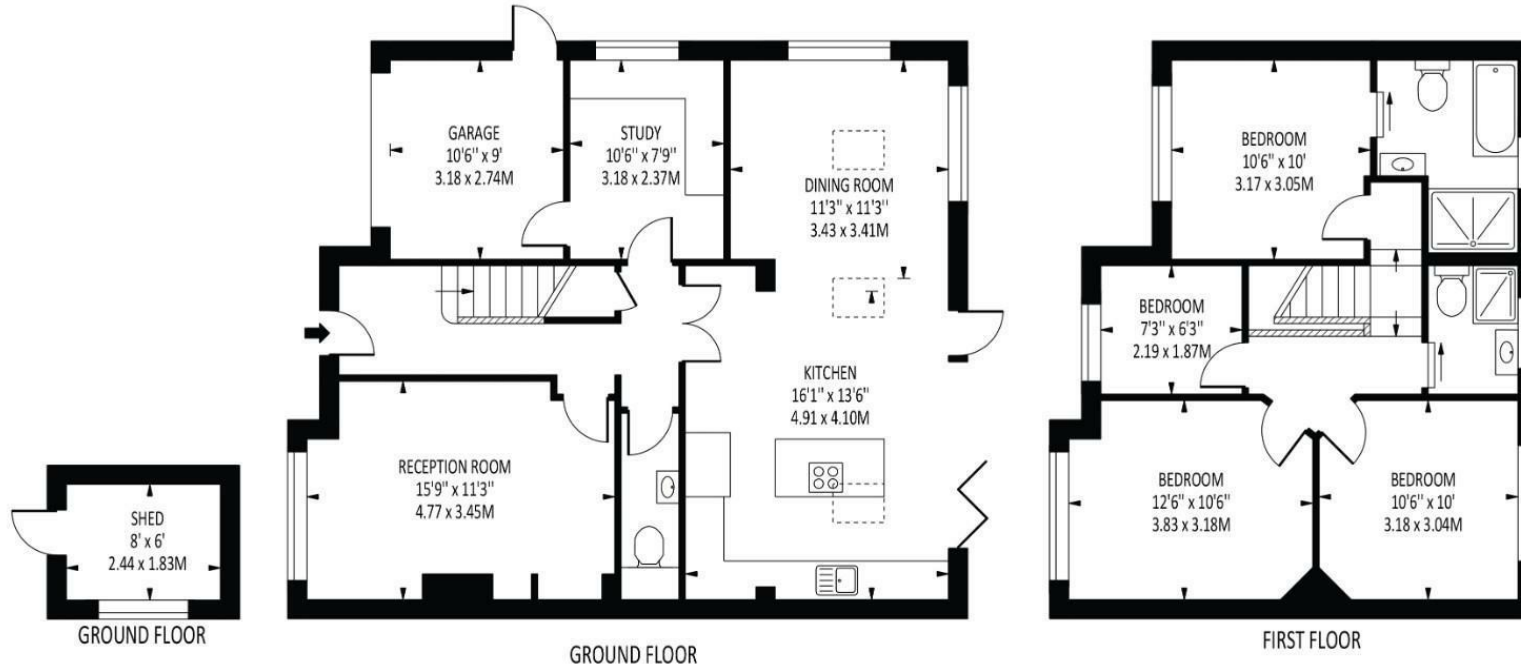




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Total Area: 1453 SQ FT • 134.99 SQ M
 (Including Garage & Shed)
 Garage Area : 94 SQ FT • 8.71 SQ M
 Shed Area : 48 SQ FT • 4.47 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C		69	
(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	

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.

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 333699

LETTINGS & MANAGEMENT

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



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
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