



The Hawthorns, Ewell

The **PERSONAL** Agent

Offers Over £500,000

Freehold

- Stylish Family Home
- Entrance Hall with Utility/Cloakroom
- Separate Lounge
- Impressive Kitchen/Dining/Family Room
- Three Well Proportioned Bedrooms
- Modern Family Bathroom
- Landscaped Level Rear Garden
- Private Driveway With Parking For Two Cars
- Private No Through Road
- Close To Stoneleigh Broadway and Ewell Village

A beautifully presented three bedroom house with private driveway with parking for two cars and landscaped level rear garden located close to Stoneleigh Broadway and Ewell Village. An internal viewing is advised to fully appreciate what this classy home has to offer.

There is a real attention to detail throughout this home, with our clients choosing stylish design touches that provide an enviable ground floor living space which is perfect for entertaining, social occasions and most importantly, day to day family life.

Blending traditional charm with a contemporary yet practical layout, the accommodation is bright and spacious being laid out over two floors. However, for buyers looking for longevity within a home, there is further potential and scope for a loft conversion, which many of these homes have undertaken, subject to planning permissions being obtained.

The welcoming entrance hall sets the tone of what's to come



with tasteful décor, and engineered wood flooring. From here you have access to a separate living room with double glazed bay window with fitted shutters. You then access what is definitely the heart of this home, the stunning kitchen/dining/family room.

This area of the home measures an impressive 20'9" x 16ft, with double doors opening onto the garden, defined dining, family and kitchen areas all blend together to provide the ultimate space. From a practical viewpoint, this home also delivers with the rare and thoughtful addition of a utility room with w.c. Upstairs there are three nicely proportioned bedrooms, a modern family bathroom and a sizable loft space.

Outside, the property also shines with a landscaped level rear garden that enjoys brilliant privacy with composite decking seating area leading to an artificial lawn and a handy storage shed.

The Hawthorns is a small cul de sac which is strategically nestled

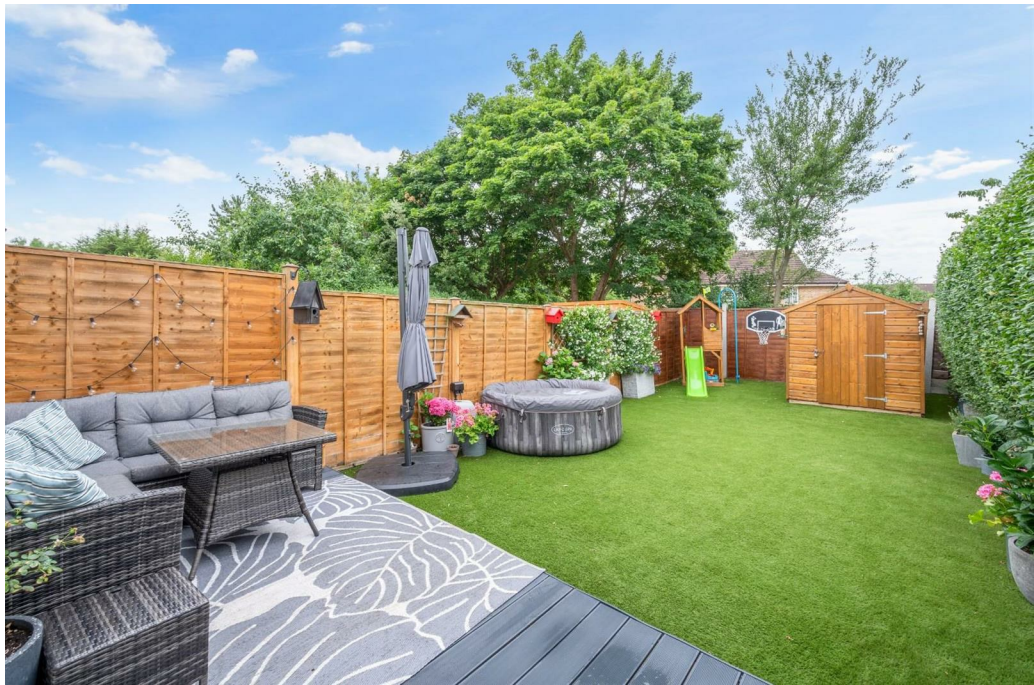
between the charming Ewell village and the bustling Stoneleigh Broadway, ensuring convenient access to an array of shops, amenities, excellent commuting facilities and a plethora of highly regarded schools.

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 - D

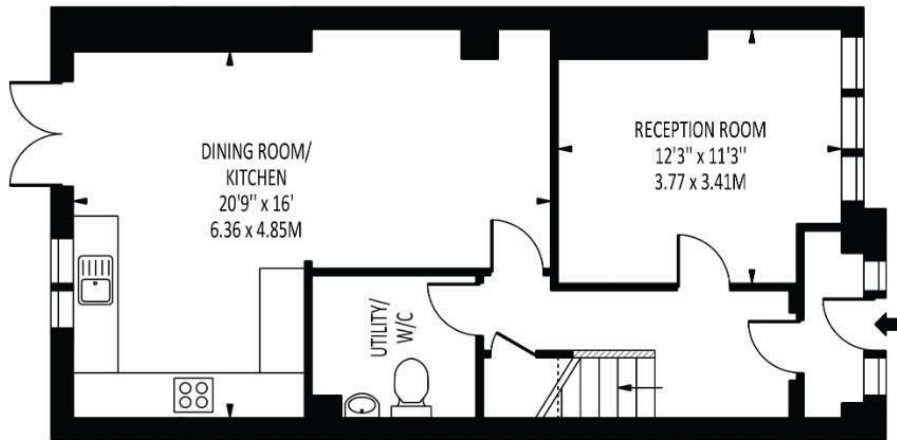




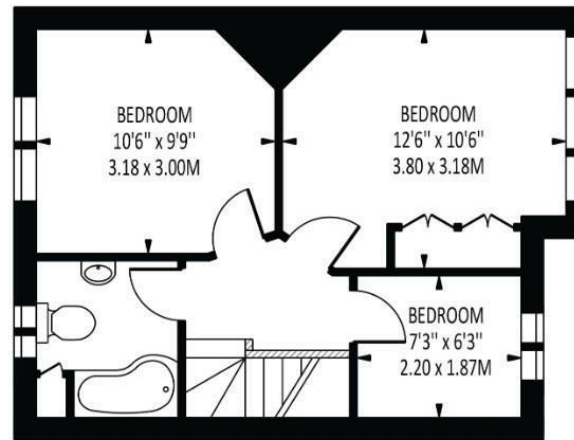
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The Hawthorns
Total Area: 944 SQ FT • 87.66 SQ M



GROUND FLOOR



FIRST FLOOR

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		88 71
(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

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