



Riverview Road, Ewell

The **PERSONAL** Agent

Guide Price £600,000

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.

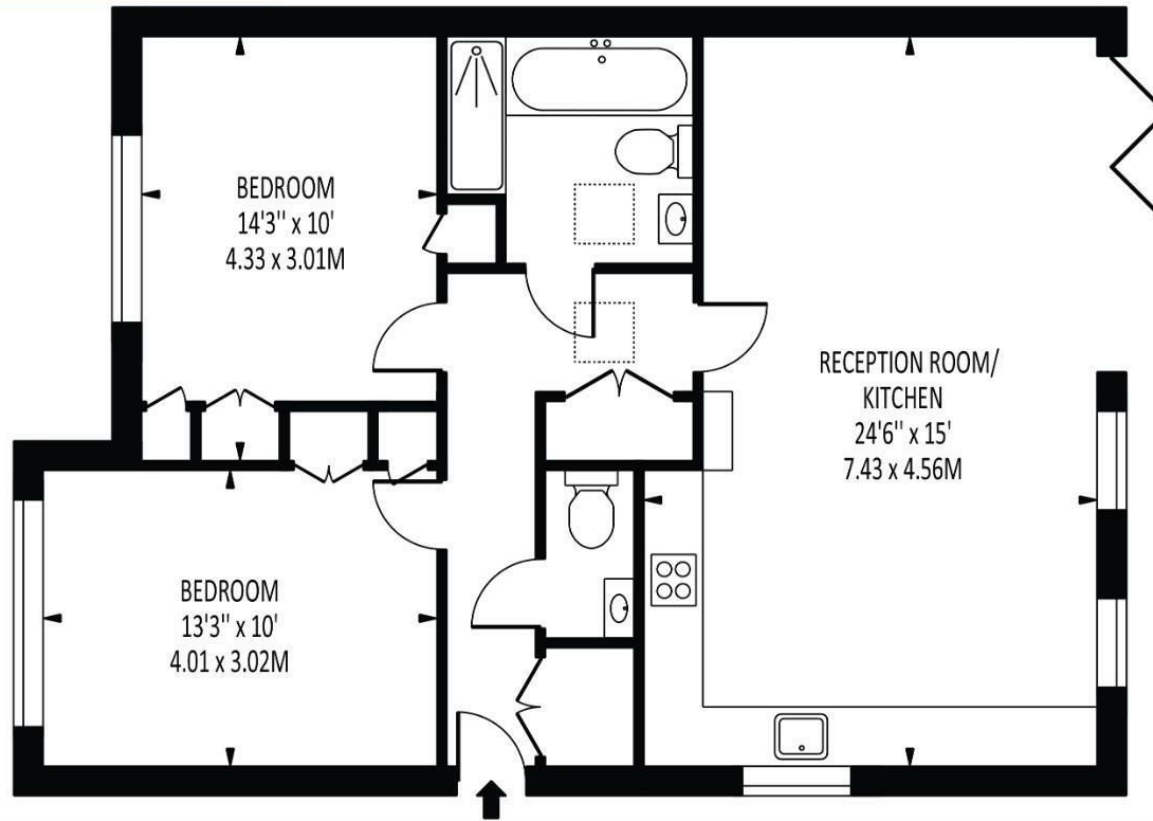
Externally, the property offers off-street parking for two vehicles, is EV ready, and benefits from dusk-to-dawn lighting to the front and side, along with a sheltered modern porch canopy providing a practical and welcoming entrance in all weather conditions.

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







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	

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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
 01372 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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