

The PERSONAL Agent

9 The Hawthorns, Epsom

£495,000

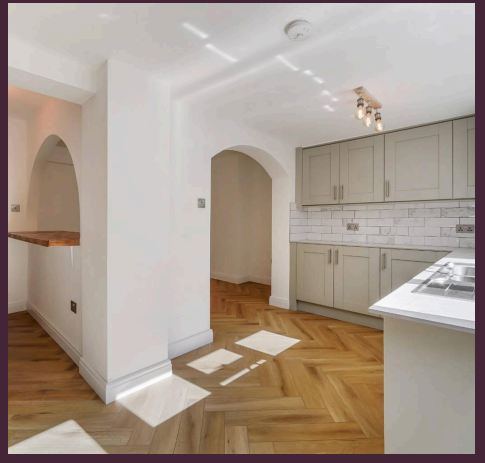
Epsom

- Modern Family Bathroom
- Entrance Hall with Downstairs Cloakroom
- Private Driveway No Onward Chain
- Planning Granted for a Rear Extension and Loft Conversion
- Family/Dining Room
- Separate Living Room
- Three Bedrooms
- Level and Secluded Rear Garden
- Rear Kitchen Extension
- Fully Renovated Throughout

A tastefully renovated and skilfully extended three-bedroom home, quietly positioned along a discreet no-through road and complemented by a private driveway and level, secluded rear garden. Offered to the market with no onward chain.

Ideally situated within easy reach of the charm of Ewell Village and the excellent amenities of Stoneleigh Broadway, this beautifully appointed home combines stylish modern living with a highly convenient location, ready for its next owners to simply move in and enjoy.





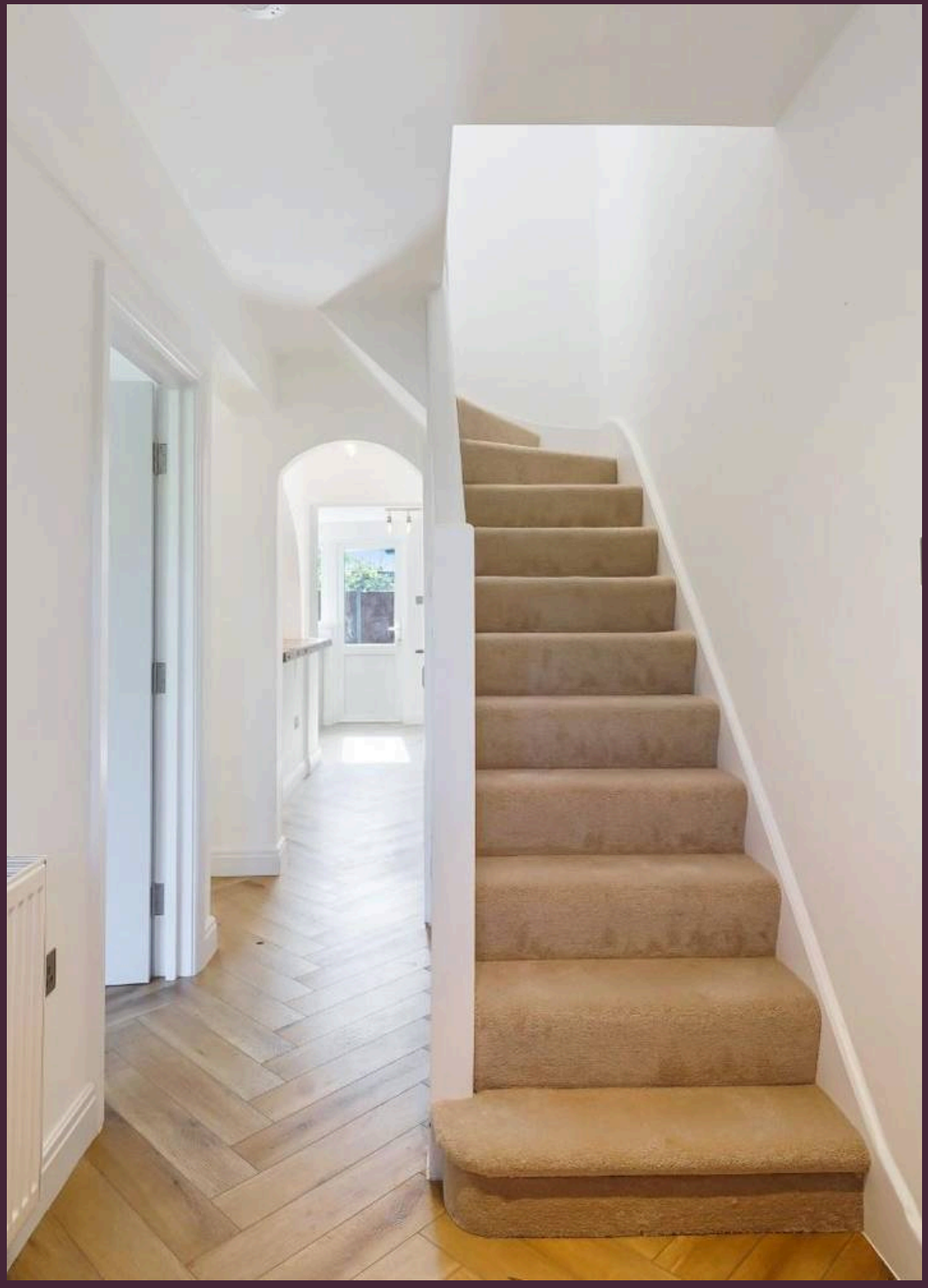






Description

The property has undergone a comprehensive renovation, combining contemporary style with practical modern living. A private driveway provides off-street parking, while the welcoming hallway leads to a stylish cloakroom and separate front-facing sitting room. Engineered herringbone flooring flows throughout the ground floor, leading to a stunning open-plan dining and family space, centred around a breakfast bar and seamlessly connected to the sleek, fully fitted kitchen with integrated appliances and access to the secluded rear garden. Upstairs are three well-proportioned bedrooms, all served by a contemporary family bathroom. Further benefits include a new central heating system, full rewire, double glazing and a skilfully executed rear extension, enhancing space and natural light. Offered with no onward chain, this exceptional turnkey home is ideal for first-time buyers, professional couples or downsizers seeking a stylish, well-connected village property.



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.

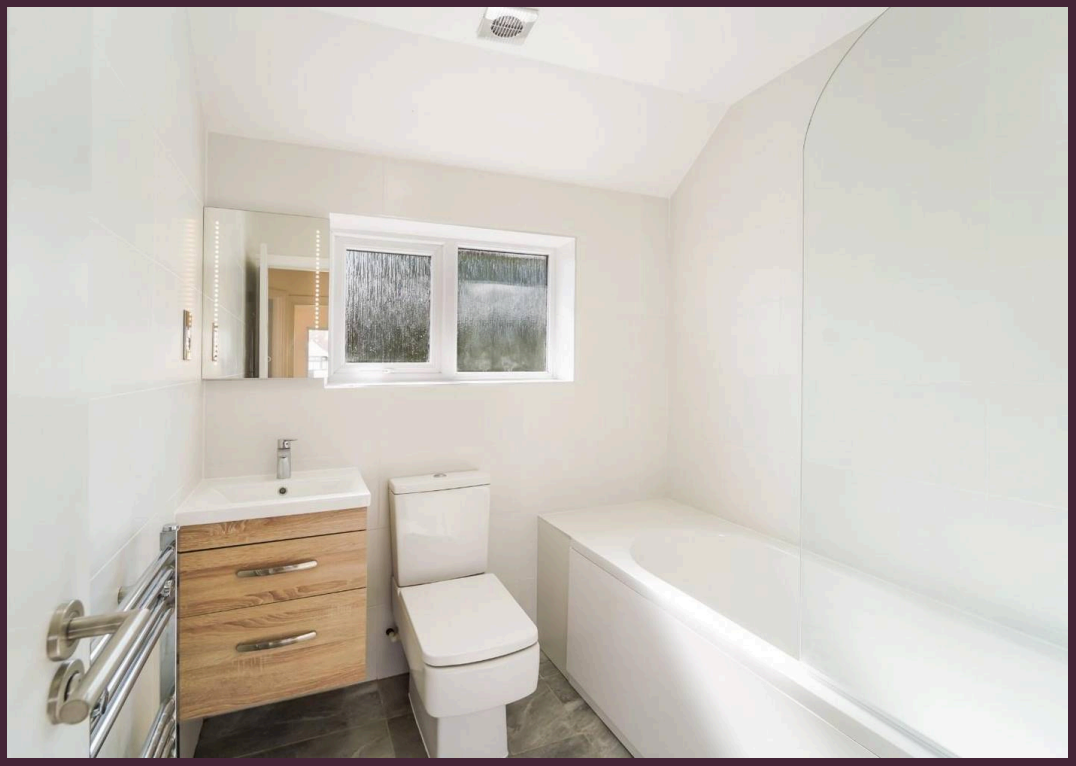
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





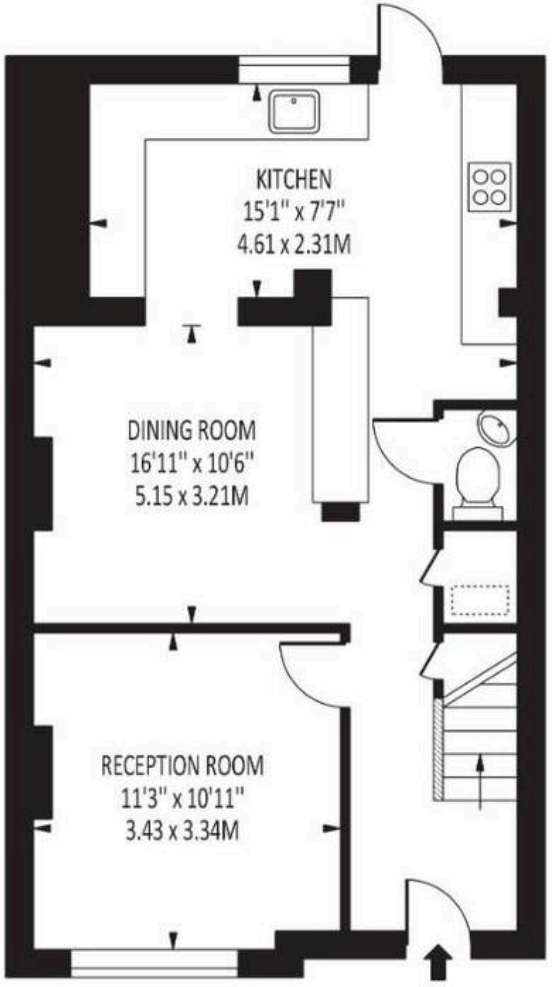




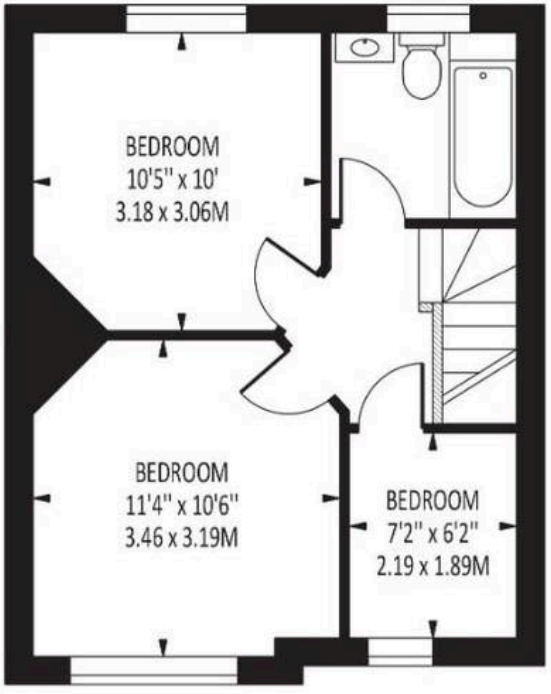
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Total Area: 868 SQ FT • 80.60 SQ M



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 inpspection, 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.



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