



GREENFIELD
EST. 1985

8a The Hawthorns, Ewell Village, Epsom – KT17 2QA

8a The Hawthorns

- Spacious & immaculately presented modern 2 bed 2 bath end of terrace house
- Much larger than average room sizes
- Situated on the edge of Ewell Village in no through road cul-de-sac location
- Lounge with feature glazed staircase and arch to luxury kitchen/diner
- Main bedroom with en-suite & 2nd bed with family bathroom
- Rear garden with decked sun terrace, summer house and shed
- Off road parking space to front

Welcome to this spacious and immaculately presented two-bedroom, two-bathroom end of terrace house, perfectly positioned on the edge of Ewell Village in a no through road cul-de-sac. From the moment you step inside, you will notice the much larger than average room sizes, which give the home a bright and airy feel throughout. The welcoming lounge features a stylish glazed staircase and archway that leads into a luxury kitchen and dining area, ideal for entertaining or relaxing with family and friends. Upstairs, the main bedroom benefits from its own en-suite, while the second bedroom is conveniently located next to the contemporary family bathroom. Every detail has been thoughtfully designed to make day-to-day living comfortable and enjoyable. With off-road parking right at the front of the property, coming home is always easy and hassle-free.





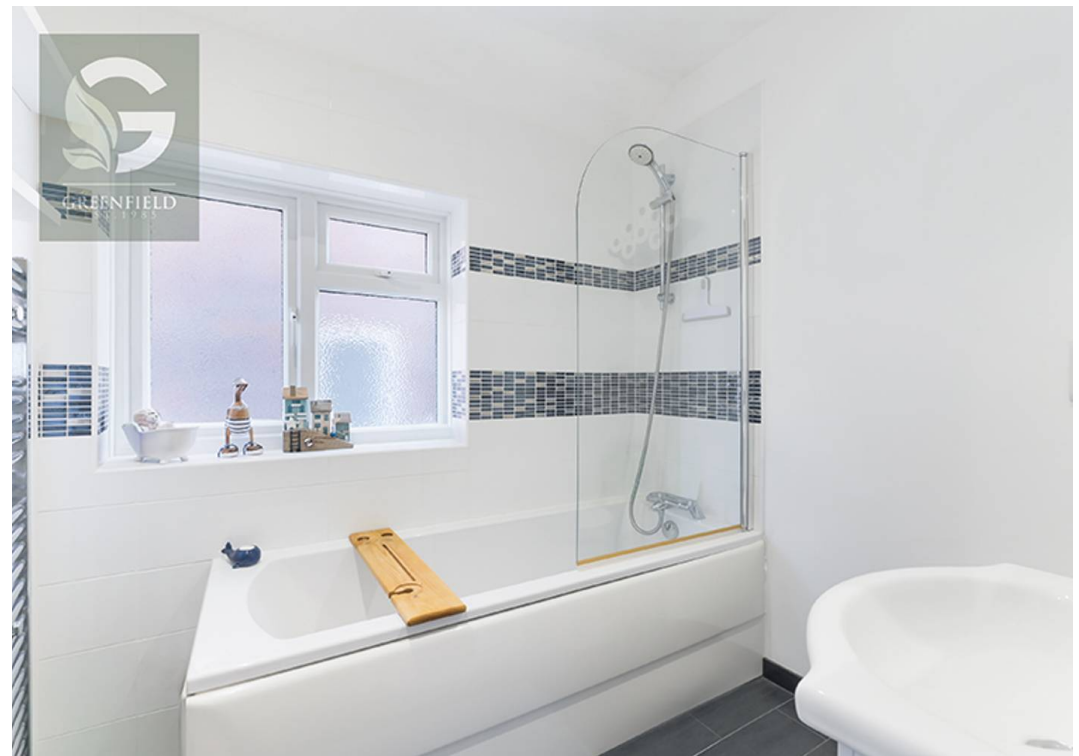
8a The Hawthorns

Step outside and discover a fabulous rear garden that is perfect for both relaxing and entertaining. The decked sun terrace is a real highlight, offering a sunny spot to enjoy your morning coffee or host summer barbeques with friends. At the end of the garden, you will find a charming summer house, which could be used as a home office, hobby room or just a peaceful retreat to unwind. There is also a handy shed for extra storage, making it easy to keep the garden neat and tidy. The outdoor space is thoughtfully designed to be low maintenance, so you can spend more time enjoying it and less time working on it. Whether you are looking for a quiet place to read, a safe spot for children to play or a garden that is ready to host gatherings, this outdoor area ticks all the boxes. With its combination of privacy, practicality and style, the garden really completes this already wonderful home.

Council Tax band: D

Tenure: Freehold



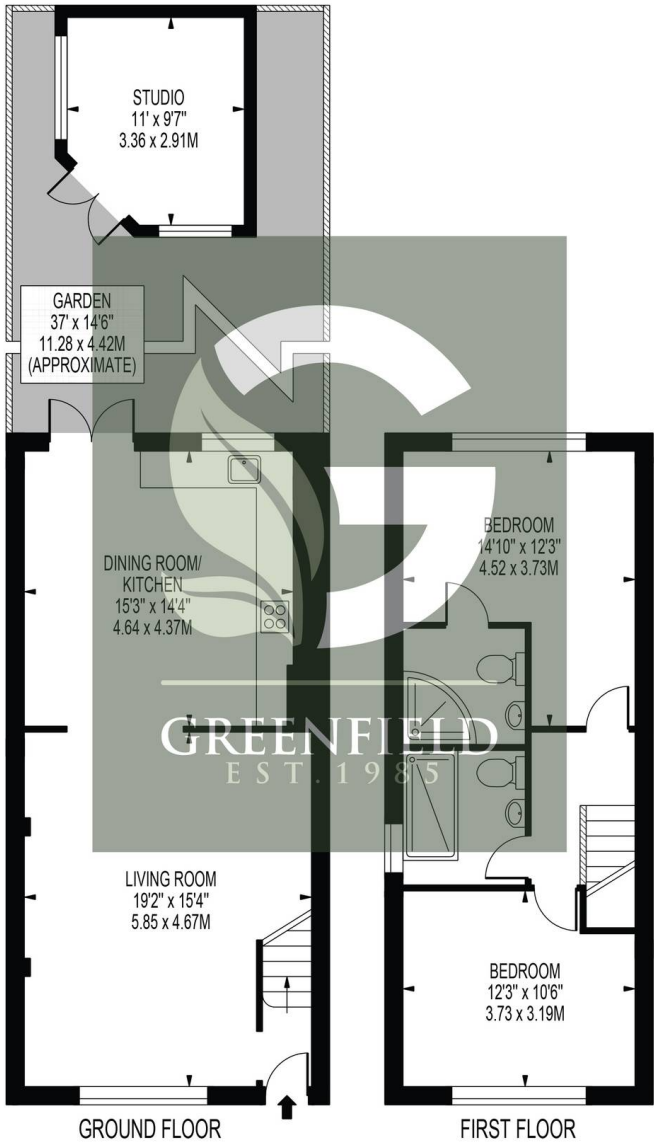




THE HAWTHORNS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 924 SQ FT - 85.85 SQ M
(EXCLUDING STUDIO)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF STUDIO: 98 SQ FT - 9.14 SQ M



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 OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
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