



The Hawthorns, Ewell Village

The PERSONAL Agent

# Offers In Excess Of £485,000 Freehold

- A beautifully presented house built in 2016
- Spacious living space
- Kitchen/breakfast room
- Two double bedrooms
- En suite to bedroom one
- Family bathroom
- Private driveway to front
- Level and secluded rear garden
- 11' x 9'7 Summer house/studio
- No onward chain

We highly recommend arranging a viewing of this deceptively spacious two bedroom, two bathroom end of terrace house built in 2016. Inside, you'll find a modern and stylish interior, while outside offers a private driveway and a beautifully landscaped, secluded rear garden. Ideally located for effortless access to Stoneleigh Broadway and Ewell Village, it's a home that truly stands out. No Onward Chain.

This is a home for those who want more than the ordinary, a beautifully curated space that blends indulgence, style, and thoughtful design at every turn and with the added bonus of a summer house or studio/home office.

The ground floor flows effortlessly, with a generous living space leading into a bright, inviting kitchen/dining room that's perfect for cooking, entertaining, and gathering with friends. Its open, social layout and direct access to the garden create a wonderful sense of connection between indoors and out.



Upstairs, a standard traditional layout has been transformed to offer two luxurious double bedrooms, each finished with comfort in mind and complemented by a modern en suite shower room and a separate bathroom. It's a home that feels considered, elevated, and unmistakably special.

Outside, the property continues to impress. The driveway provides parking for a large car or two smaller ones offering both convenience and practicality. The rear garden has been thoughtfully transformed into a peaceful outdoor retreat, a space you'll genuinely want to spend time in, whether relaxing with a morning coffee or unwinding at the end of the day.

With no onward chain, this home offers a smoother, faster move, giving you the chance to settle in and start enjoying your new lifestyle without delay.

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.

Tenure - Freehold  
Council tax band - D



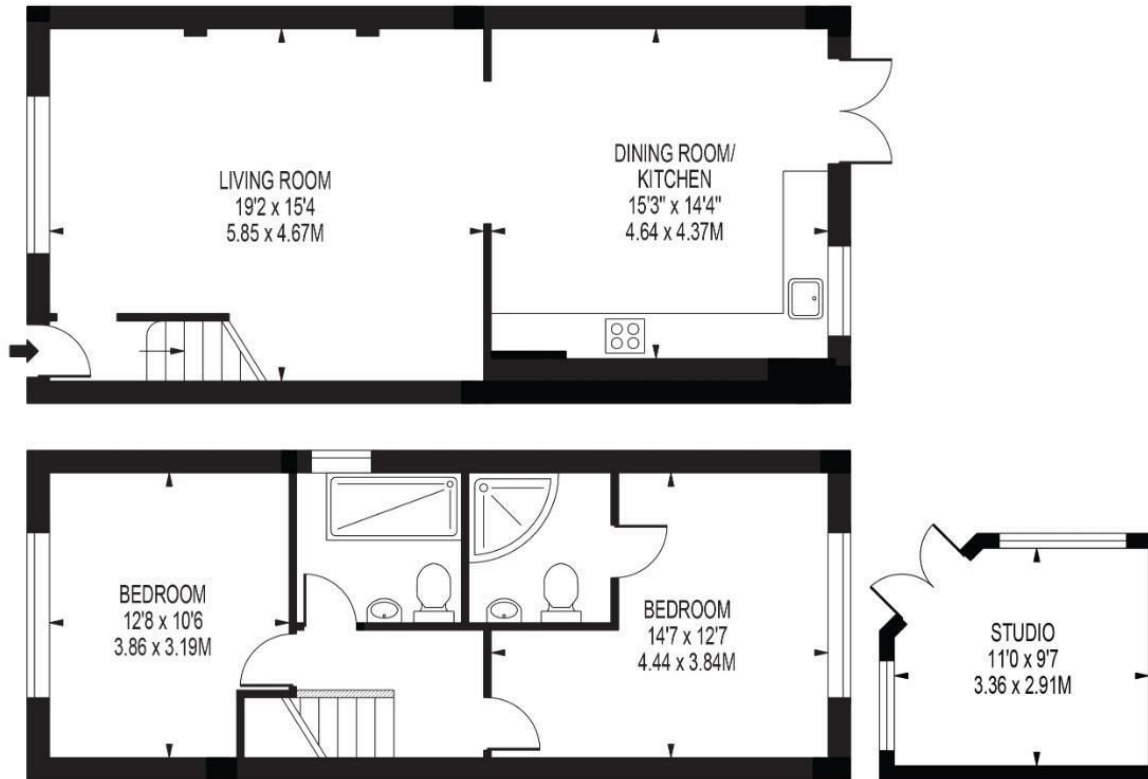


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## The Hawthorns

Total Area: 1034 SQ FT • 96.05 SQ M

Studio : 98 SQ FT • 9.14 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Disclaimer: For Illustration Purposes only

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