



The Hawthorns, Ewell Village

The **PERSONAL** Agent

Guide Price £495,000

Freehold

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

A tastefully renovated and skilfully extended three bedroom house with driveway and level and secluded rear garden position down a discreet no through road and offered to the market with no onward chain.

A short stroll from the charm of Ewell Village and the amenities of Stoneleigh Broadway, this beautifully appointed three bedroom house offers stylish living in a highly convenient setting and is ready for the next family to move in and enjoy.

The property has undergone a comprehensive and thoughtful renovation, blending contemporary design with practical modern living.

A private driveway provides off street parking and sets the tone for the quality found within. Upon entry, a bright and welcoming hallway creates an immediate sense of space, complemented by a stylish ground floor cloakroom.

The ground floor has been carefully planned to balance comfort and sociable living. A separate front facing sitting room offers a calm retreat, while engineered herringbone flooring flows seamlessly throughout the level, adding warmth and continuity. To the rear, a stunning open-plan dining and family space forms the heart of the home, centred around a breakfast bar



seating area perfect for both everyday life and entertaining. This area leads naturally into the sleek, fully fitted kitchen, complete with integrated appliances and direct access to the level, secluded rear garden, creating an effortless connection between indoor and outdoor living.

To the first floor are three well proportioned bedrooms, each presented in a neutral and elegant palette, and all serviced by a contemporary family bathroom finished to a high standard.

The property has been designed with both style and longevity in mind and further benefits from a new central heating system, full rewire and double glazed windows, offering comfort, efficiency and peace of mind.

A skilfully executed rear extension enhances the sense of space and natural light throughout, while the home is offered to the market with the added advantage of no onward chain.

An exceptional turn-key home, ideal for first-time buyers, professional couples or downsizers, seeking a quietly positioned yet well connected village property finished to an exacting standard.

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.

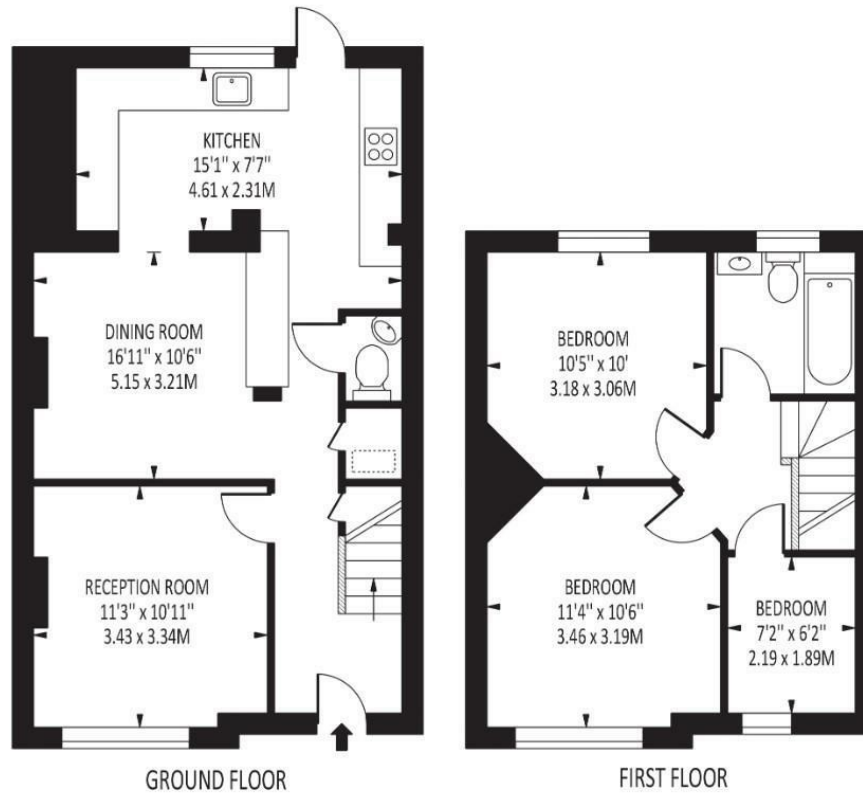
Tenure - Freehold
Council tax band - D





The **PERSONAL** Agent

The Hawthorns
Total Area: 868 SQ FT • 80.60 SQ M



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	81
England & Wales		
EU Directive 2002/91/EC		

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
01737 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.



The
PERSONAL
Agent

Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

