

The PERSONAL Agent

The Hawthorns, Ewell

Guide Price £575,000

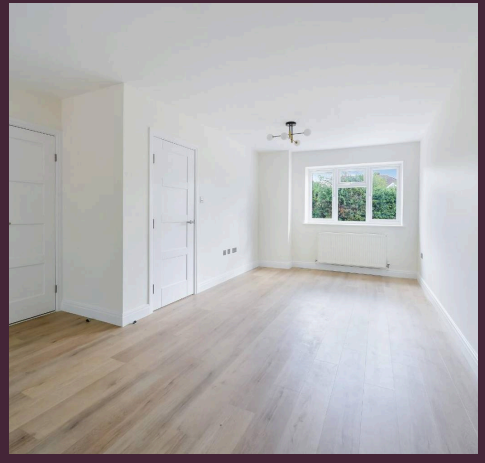
The Hawthornes, Ewell

- Beautifully presented new build home
- Approximately 1,070 sq ft
- Three bedrooms
- Three storey accommodation
- Spacious open plan reception room
- Modern fitted kitchen
- Family bathroom plus downstairs cloakroom
- Excellent condition throughout
- Private and landscaped rear garden
- Offered to the market chain free

The Personal Agent are delighted to welcome to the market his stunning new build three bedroom end of terraced house, set in a popular and quiet cul de sac minutes walk from both Ewell Village and Stoneleigh Broadway, offered to the market chain free.





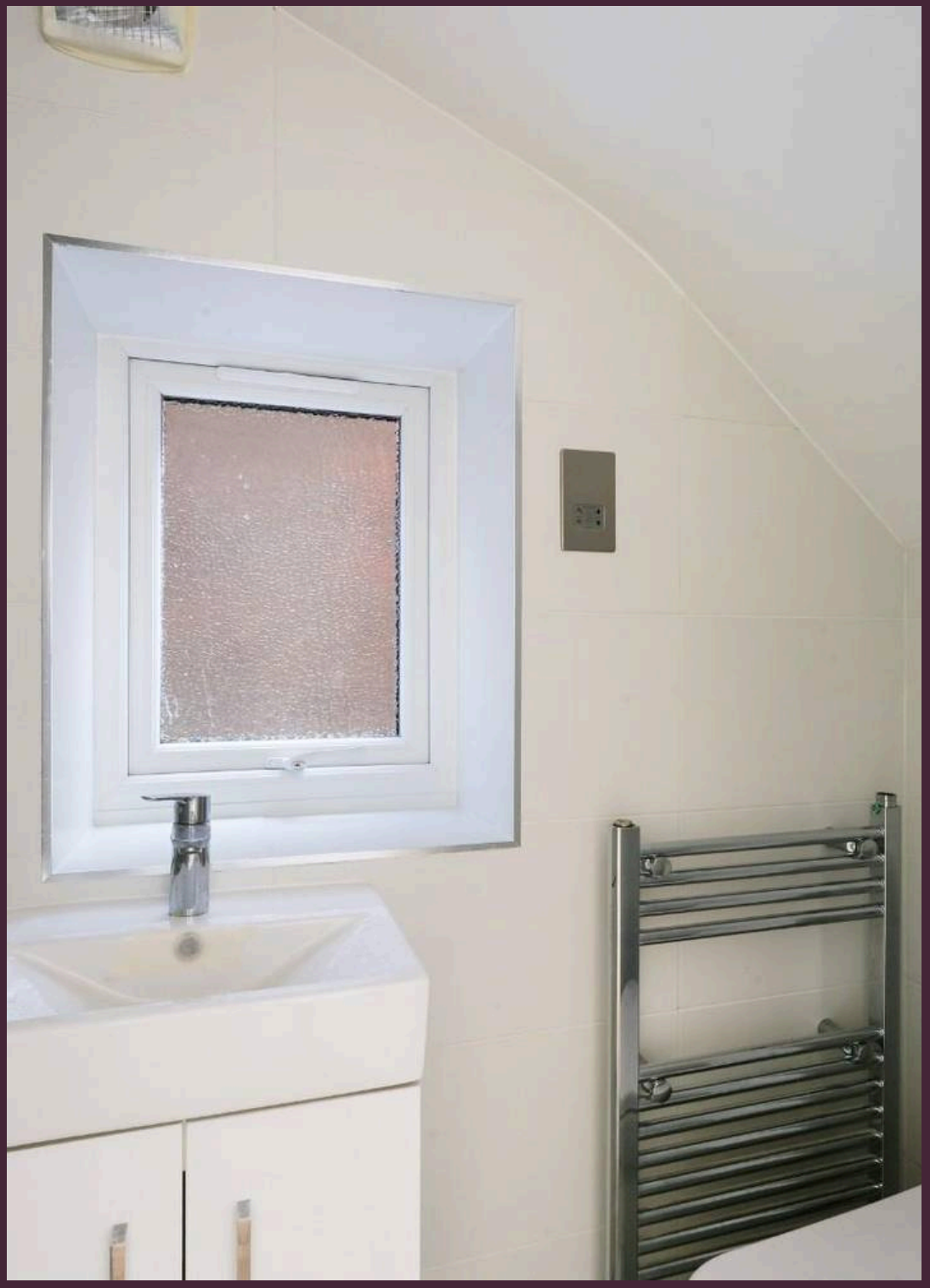






Description

Situated within this quiet cul de sac is this beautifully presented three bedroom home, offering approximately 1,070 sq ft. The ground floor features a welcoming entrance hall leading to an impressive 21'5" x 15'9" open plan reception room, flowing through to a modern, well appointed kitchen measuring approximately 15'9" x 8'6". A convenient downstairs cloakroom completes the floor. The first floor provides two well proportioned bedrooms, including a generous principal bedroom measuring approximately 15'9" x 12'9", together with a family bathroom. The top floor is dedicated to a spacious third bedroom measuring approximately 15'9" x 12'9", offering excellent flexibility as a principal bedroom, guest suite or home office. Newly built and presented in excellent condition, this versatile three storey home provides excellent separation between living and bedroom accommodation and is ready to move straight into.



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: B





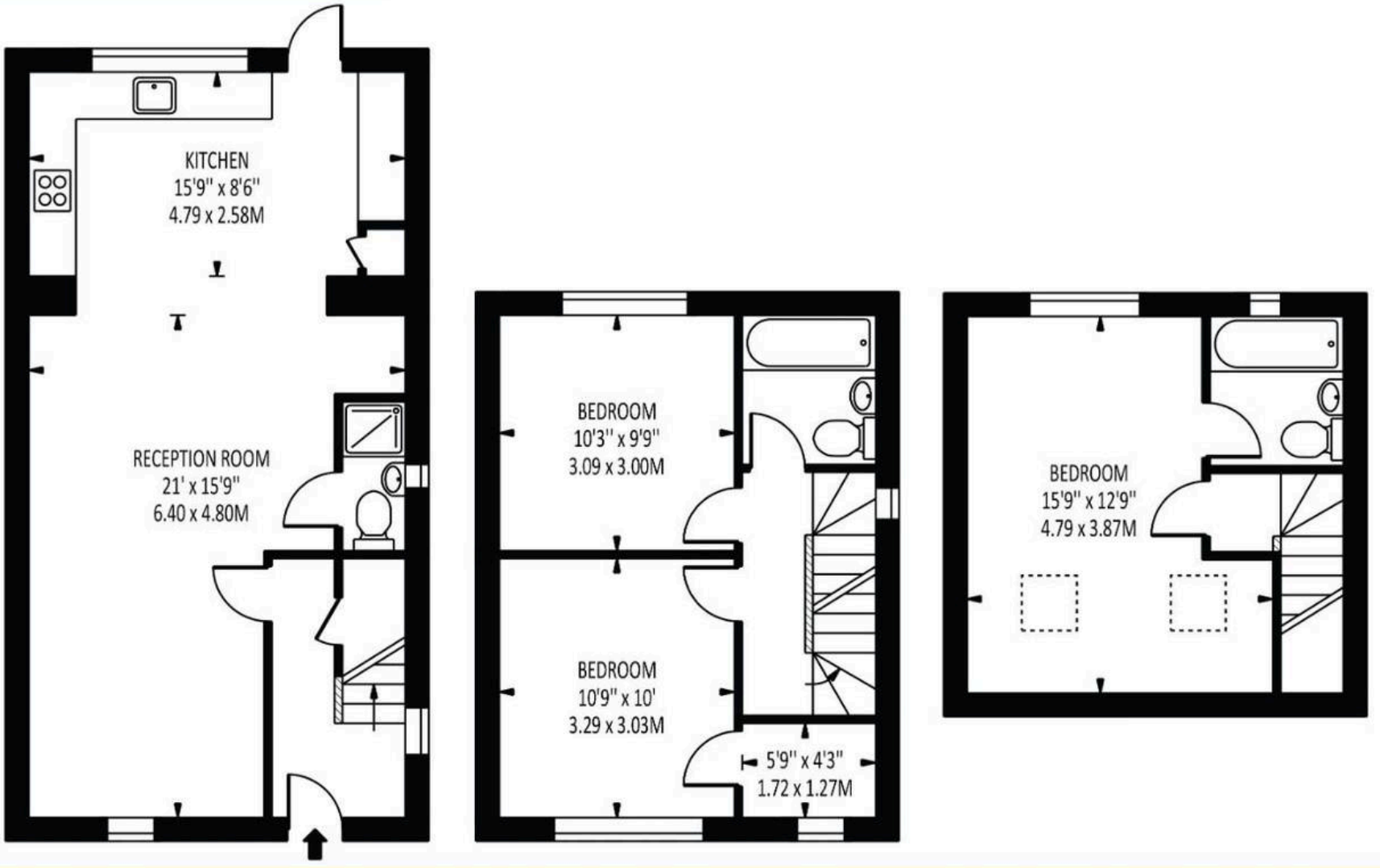




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Total Area: 1070 SQ FT • 99.36 SQ M



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 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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