

FOR  
SALE



The Hawthorns, Ewell, Surrey KT17 2QA

OFFERS INVITED £500,000 - Freehold



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## PROPERTY SUMMARY

\*\*\* THREE DOUBLE BEDROOMS & FOUR BATHROOMS \*\*\* JACKSON NOON ESTATE AGENTS are pleased to offer this EXTENDED THREE DOUBLE BEDROOM HOUSE with through lounge, FOUR SHOWER ROOMS, double glazing, gas central heating, REAR GARDEN, OFF STREET PARKING.....NO CHAIN.....CALL NOW TO VIEW.

## POINTS OF INTEREST

- *Three Double Bedroom House*
- *Through Lounge*
- *Four Shower Rooms*
- *Double Glazing*
- *Gas Central Heating*
- *Off Street Parking*
- *Rear Garden*
- *No Chain*



## ROOM DESCRIPTIONS

### Front Door to

#### Entrance Hall

Cloaks hanging space, understairs cupboard, radiator, laminate floor

#### Through Lounge

23' 5" x 11' 4" (7.14m x 3.45m) Radiator, laminate floor, double glazed window, door to

#### Shower Room

Comprising shower cubicle, fitted shower, low level wc, wash hand basin, heated towel rail, double glazed window

#### Kitchen

Single drainer 1 1/2 bowl stainless steel sink unit inset in roll top work surface, range of cupboards and units, larder cupboard, wall mounted boiler, space for fridge freezer, plumbing for autowash, fitted oven and hob, extractor, radiator, double glazed window, double glazed door to garden

### Stairs to First Floor

#### Landing

Laminate floor

#### Bedroom 1

12' 4" x 10' 6" (3.76m x 3.20m) Radiator, laminate floor, double glazed window, door to

#### En-Suite Shower Room

Comprising shower cubicle, fitted shower, low level wc, wash hand basin, heated towel rail, tiled walls and floor, double glazed window

#### Bedroom 2

10' 5" x 10' 1" (3.17m x 3.07m) Radiator, fitted cupboard, double glazed window

#### Shower Room

Comprising shower cubicle, fitted shower, low level wc, wash hand basin, heated towel rail, tiled walls, double glazed window

### Stairs to Second Floor

#### Landing

Skylight

#### Bedroom 3

16' 8" x 9' 3" (5.08m x 2.82m) Radiator, laminate floor, skylight, double glazed window

#### Shower Room

Comprising shower cubicle, fitted shower low level wc, wash hand basin, radiator, tiled walls and floor

### Outside

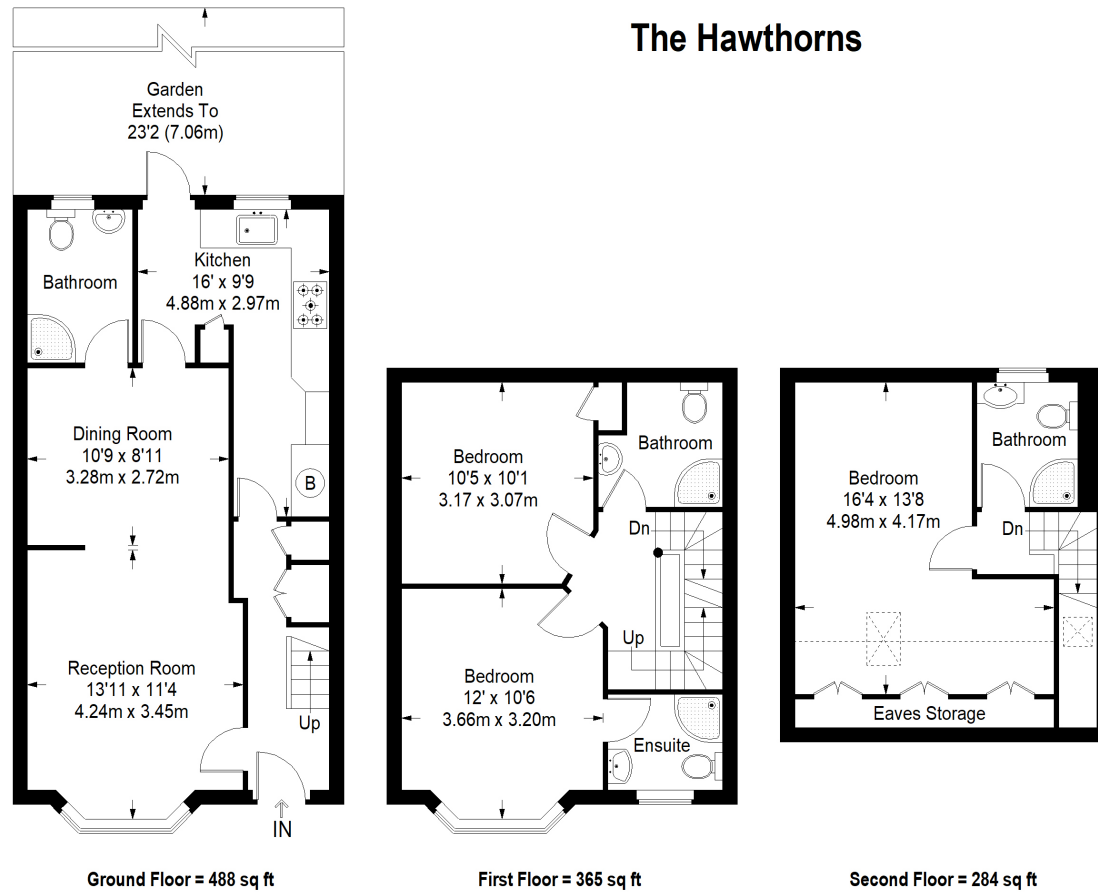
#### Front Garden

Off Street Parking

#### Rear Garden

Patio area

## The Hawthorns



= Reduced headroom below 1.5 m / 5'0

Approximate Gross Internal Area  
 GROUND FLOOR = 488 sq ft / 45.34 sq m  
 FIRST FLOOR = 365 sq ft / 33.91 sq m  
 SECOND FLOOR (Excluding Reduced Headroom) = 223 sq ft / 20.72 sq m  
 (Reduced Headroom) = 61 sq ft / 5.67 sq m  
 Total = 1137 sq ft / 105.63 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)