



Beaufort Way, Ewell

The **PERSONAL** Agent

# Offers In Excess Of £700,000 Freehold

- Attractive Chalet Style Bungalow
- Spacious Entrance Hall
- Lounge and Separate Dining Area
- Fully Fitted Kitchen
- Two Ground Floor Bedrooms
- Study/Bedroom Five
- Ground Floor Family Bathroom
- Two First Floor Bedrooms with En-Suite
- Detached Garage
- Level Garden and No Through Road



A deceptively spacious five bedroom semi detached chalet style bungalow with blocked paved driveway, detached garage and level rear garden, situated in popular cul-de-sac location close to local shops, schools and transport links. Viewing Highly Recommended.

The property is approached via large driveway which leads to a detached garage and front entrance with door to a bright and spacious entrance hall with stairs to the first floor and doors off to all rooms.

The ground offers adaptable living space with a good sized lounge and a separate dining area with sliding patio doors to the rear garden and from here you access a fully fitted white kitchen with views over the garden and direct access to the garage and drive.

There are two double bedrooms to the front, along with a useful study/bedroom five and a handy family bathroom which provides flexible living accommodation over one level.

Upstairs are two further bedrooms one of which benefits from an en-suite shower room. perfect for teenagers needing their own space or visiting guests.

The rear garden is level and secluded with far reaching views over the town and is laid mainly to lawn. There is a detached garage fully equipped with power and lighting offering potential for conversion to a home office/studio (subject to planning)

The property is situated in quite no through road and is only a minutes walk of an M&S garage with food hall. Local shops, cafes and transport links can also be found close by.

Stoneleigh is a highly sought after residential area with a bustling Broadway of shops and restaurants at its heart, as well as a mainline railway station with services to Waterloo every twenty minutes. There is a choice of infant and junior schools within the immediate vicinity and the Historic Nonsuch Park runs alongside the South East side.

Both the M25 and A3 are easily accessible giving a straight forward route to London and both Heathrow and Gatwick international airports.

Additionally there is a bus stop located within a short walk of the property offering easy access to Modern, Worcester Park, Sutton, Kingston and further afield.







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

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**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.

