



Beaufort Way, Ewell

The **PERSONAL** Agent

Guide Price £675,000

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

This deceptively spacious three/four bedroom semi detached chalet style bungalow is nestled in a desirable cul de sac only moments away from the Historic Nonsuch Park, Ewell Village and Stoneleigh Broadway.

On the ground floor, the property welcomes you with a bright and spacious entrance hall leading to a 24ft reception room that enjoys lovely views over the rear garden. Next door is a well equipped fully fitted kitchen which provides direct access to the garage and garden.

There are two further double bedrooms and a handy study/fifth bedroom which are serviced by a family bathroom and completes the versatile ground floor layout.

Upstairs, two additional bedrooms including a principal bedroom with ensuite shower room, offering privacy and comfort & provide the perfect retreat for teenagers seeking their own space or for accommodating visiting guests in comfort.



The rear garden is level, secluded, and enjoys far-reaching views over the town. Mainly laid to lawn, it offers a peaceful outdoor haven for relaxation or play. A detached garage, fully equipped with power and lighting, presents exciting potential for conversion into a home office or studio (subject to planning permission)

To the front, a private driveway accommodates off street parking for at least three vehicles, adding to the property's everyday practicality.

Ideally located within easy reach of Stoneleigh, East Ewell, and West Ewell, each with railway stations providing fast and frequent connections to Central London. A nearby bus stop just a short walk away offers direct access to Morden (Northern Line Underground), Worcester Park, Sutton, and Kingston, making commuting and weekend outings a breeze.

This delightful home is just moments from scenic walks through

the historic Nonsuch Park, perfect for weekend strolls and family outings.

To truly appreciate the warmth, character, and location of this wonderful family home, a viewing is strongly advised.

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 Morden, Worcester Park, Sutton, Kingston and further afield.





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Total Area: 1283 SQ. FT • 119.15 SQ. M
(Including Garage & Boiler Room)
Garage Area: 113 SQ. FT • 10.50 SQ. M
Boiler Room Area: 11 SQ. FT • 0.99 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		
	68	80
England & Wales		
	EU Directive 2002/91/EC	

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The
PERSONAL
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