



Beaufort Way, Ewell

The **PERSONAL** Agent

£735,000

Freehold

- Attractive Chalet Style Semi Detached House
- Spacious Entrance Hall
- Downstairs Cloakroom
- Three Receptions Rooms
- Modern Fully Fitted Kitchen
- Study/Bedroom Four
- Three Further Bedrooms
- Modern Family Sized Bathroom
- Private and Secluded Rear Garden
- Ample Driveway and Cul-De-Sac Location

A beautifully presented three/four bedroom semi detached house with a private and secluded rear garden backing into the historic Nonsuch Park, located in a tucked away cul-de-sac within walking distance of both Stoneleigh Broadway and Ewell Village. Viewing Highly Recommended.

This elegant property offers everything you need from a family home and must be viewed to fully appreciate its unique qualities such as its generous rooms sizes, and lovely rear garden that provides a peaceful retreat that gardeners will adore and a tranquil setting for children to enjoy.

The location is discreetly tucked away down a quiet cul-de-sac with no through traffic, yet is less than one mile from the vibrant Ewell Village and Stoneleigh Broadway with local shops, restaurants and supermarkets both with mainline train stations with fast services to central London.

This attractive 1930's home is designed and built in the popular 'chalet style' synonymous with Stoneleigh and has been fully renovated and skilfully extended to provide impressive



accommodation over two floors and would ideally suit a growing family or those looking for a home which provides generous living space in a peaceful setting.

Some of the standout features include a tasteful fully fitted kitchen, dining room with a vaulted ceiling and direct access and views over a secluded landscaped rear garden.

Three independent reception rooms; a living room with feature fireplace, a sitting room and a dining room/sun lounge providing a choice of social spaces for the whole family to enjoy. There is also a useful study/home office which can be used as bedroom four located opposite the downstairs cloakroom.

On the first floor are three generously sized bedrooms which are complemented by spacious modern family bathroom which provides sanctuary and a space for rejuvenation.

Outside the rear garden has been beautifully landscaped and features a large stone paved terrace which leads to a well maintained lawn and there is a handy outdoor utility area to the side next to the kitchen which provides side access to the front driveway.

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.

Tenure: Freehold
Council Tax Band: Currently Band 'E'

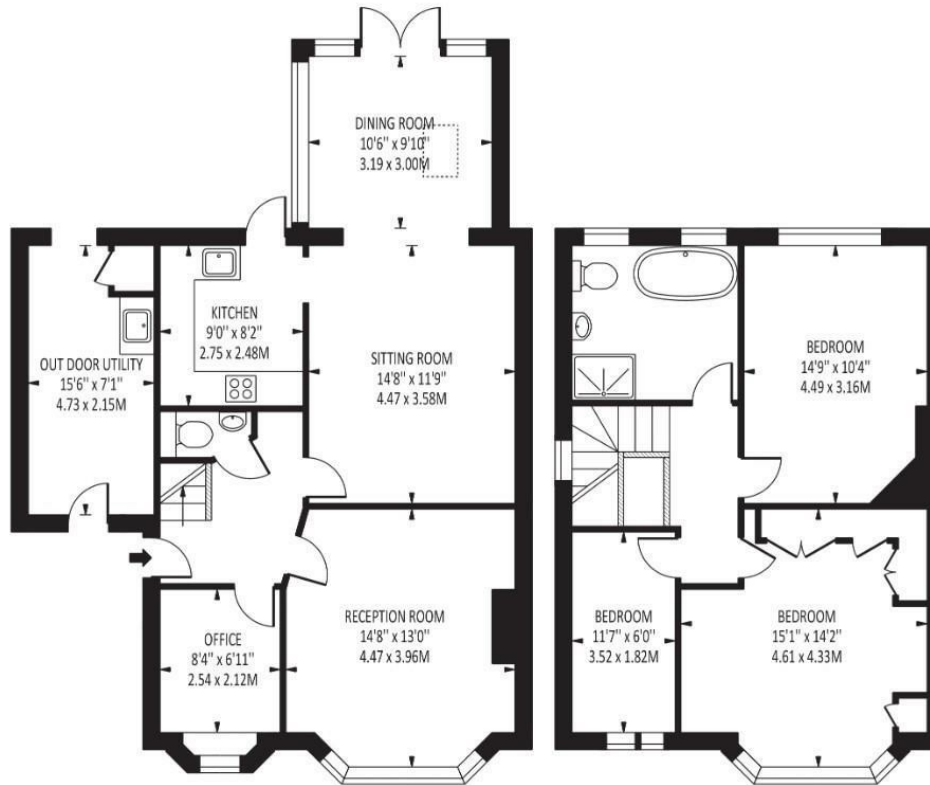




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Total Area: 1396 SQ FT • 129.73 SQ M
(Including Out Door Utility)
Out Door Utility Area : 109 SQ FT • 10.17 SQ M



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		
England & Wales		EU Directive 2002/91/EC

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