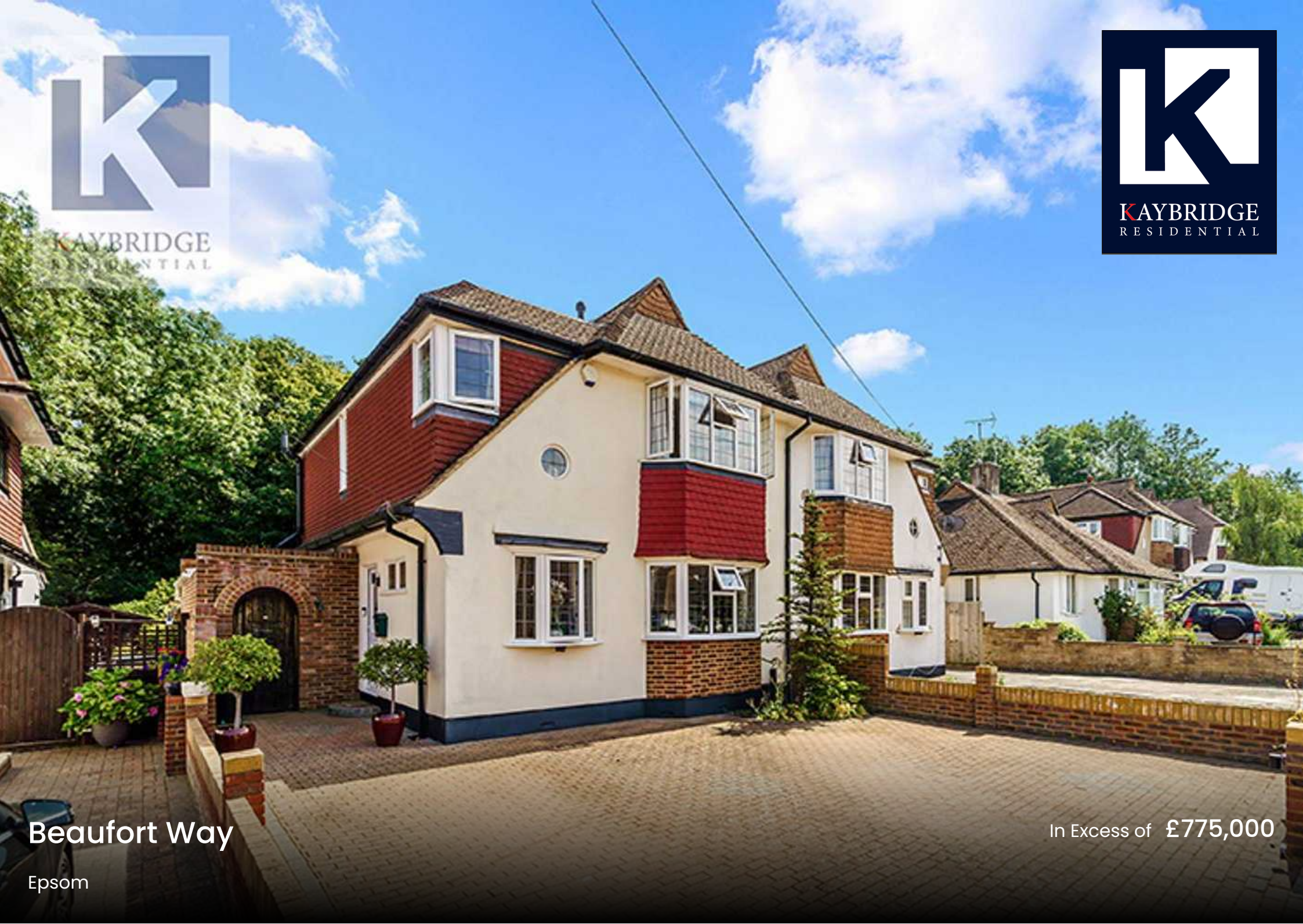




KAYBRIDGE  
RESIDENTIAL



KAYBRIDGE  
RESIDENTIAL



Beaufort Way

Epsom

In Excess of £775,000



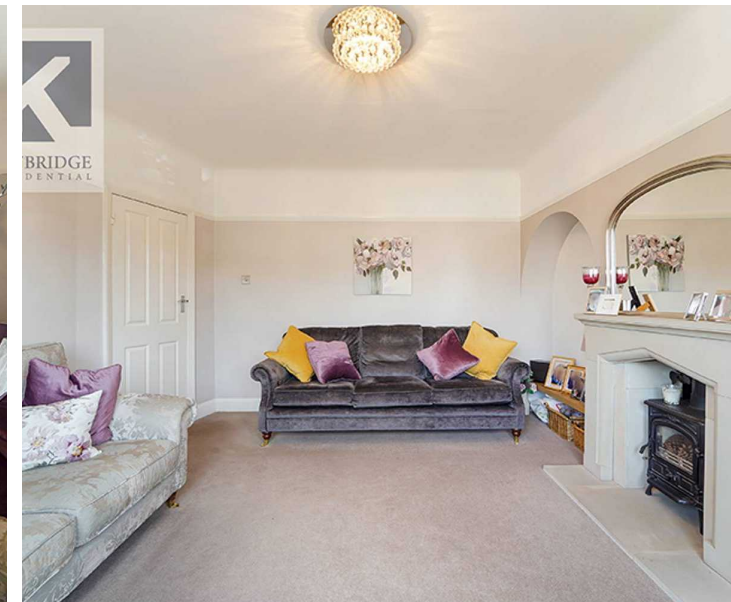
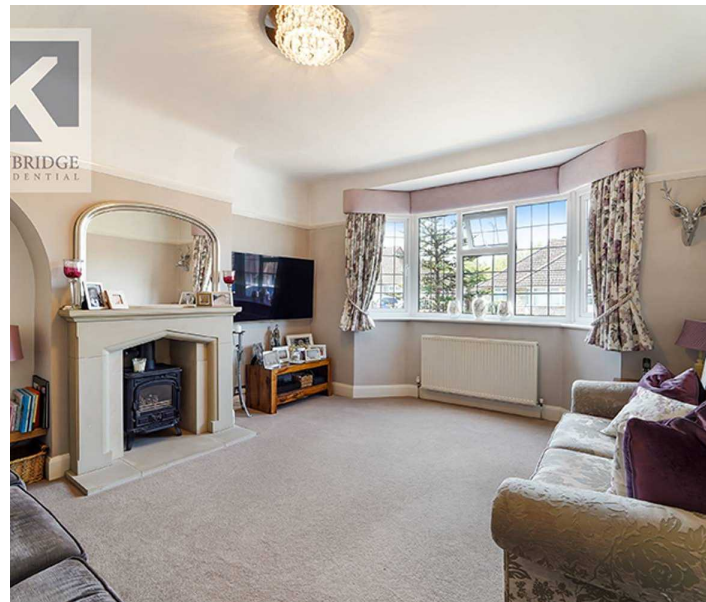
# Beaufort Way

## Epsom

- Larger than normal semi-detached home
- Three/four double bedrooms
- Backs on to Nonsuch Park
- Extended
- Close to mainline station and schools
- Ample off-street parking
- Well-presented throughout
- Potential to extend (STPP)
- Landscaped garden

Kaybridge Residential Ewell are pleased to Present this exceptional 3/4 bedroom semi-detached house, boasting an enviable size and a prime location backing onto the picturesque Nonsuch Park. The property has been thoughtfully extended to cater to modern demands, offering three/four double bedrooms ideal for families seeking a spacious home.

Situated in a sought-after area close to a mainline station and reputable schools, this property offers convenience and accessibility. Ample off-street parking further enhances the practicality of this residence, ensuring ease for residents and guests alike.







## Beaufort Way

Epsom

The home exudes a warm ambience with its well-presented interiors and holds the potential for further expansion, subject to obtaining the necessary planning permissions. The landscaped garden adds a touch of nature, creating a serene oasis for relaxation and enjoyment.

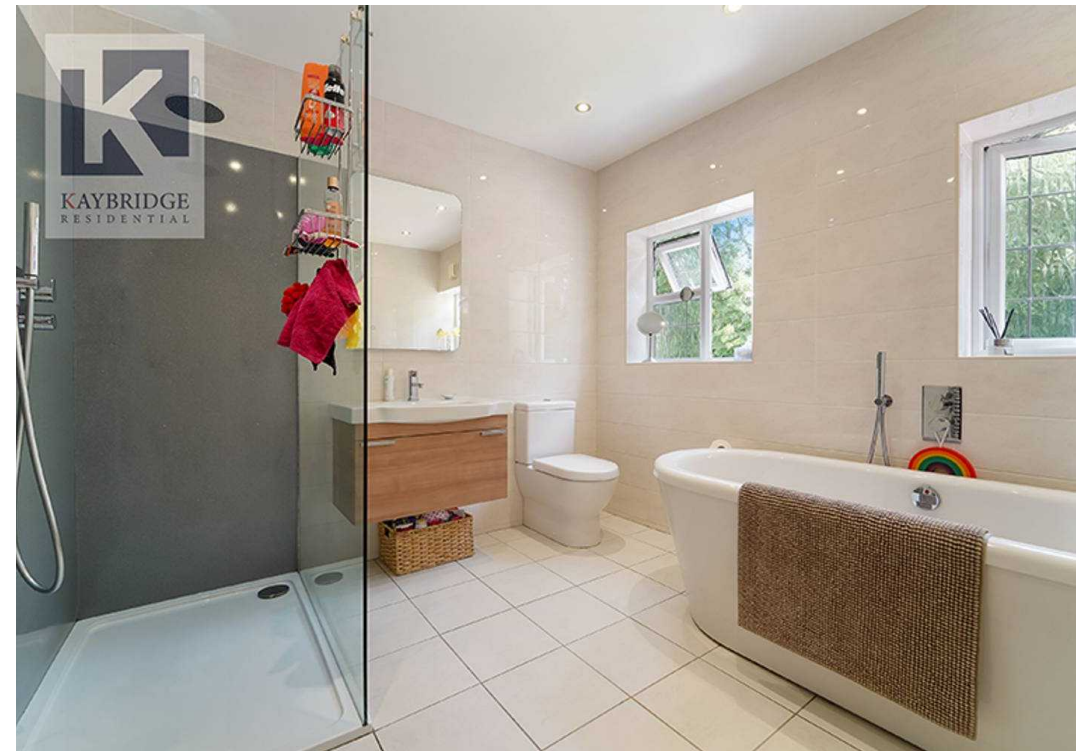
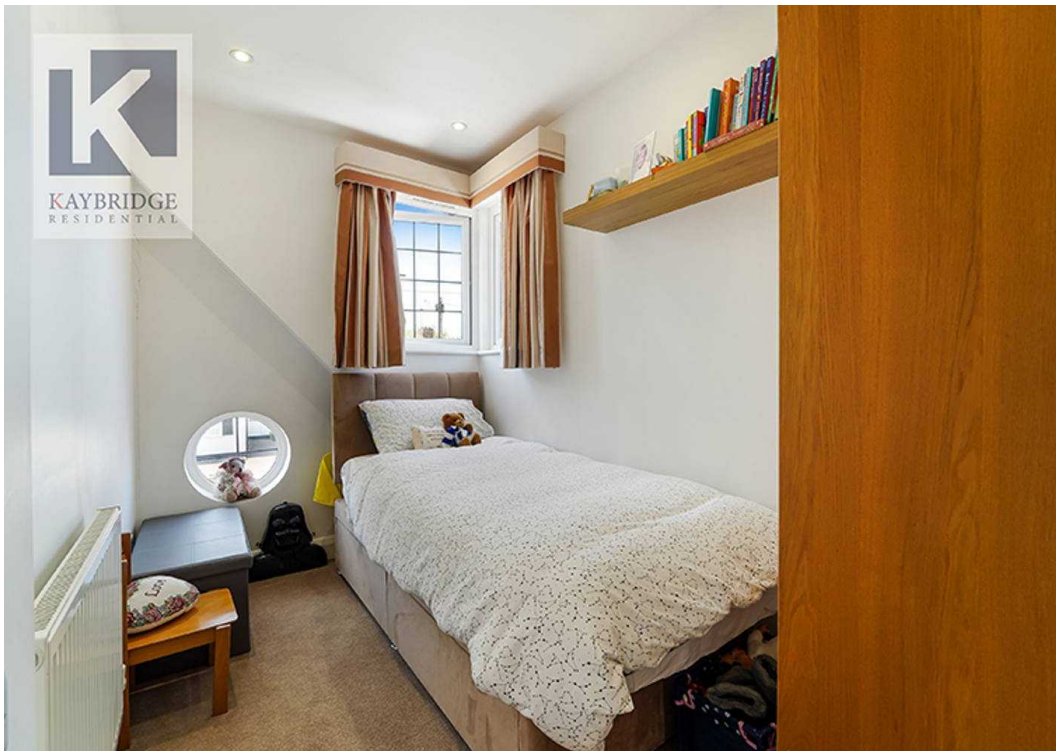
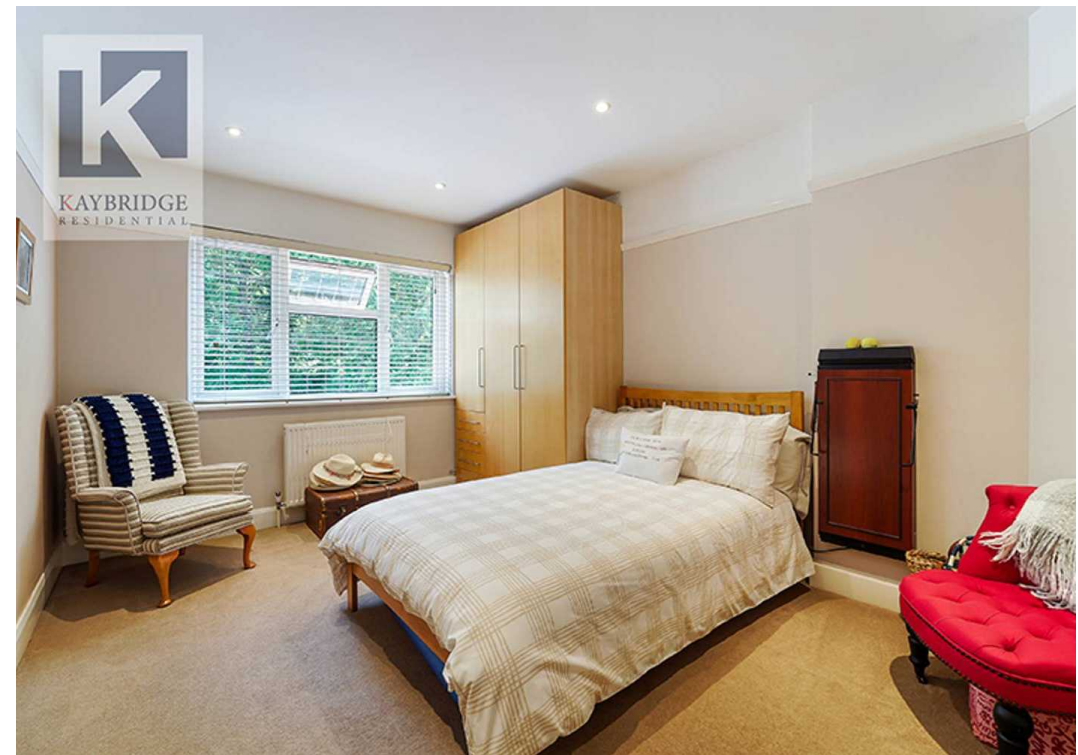
In summary, this larger-than-normal semi-detached home presents a rare opportunity to acquire a spacious family home in a desirable location with the added potential for future enhancements.

Council Tax band: E

Tenure: Freehold

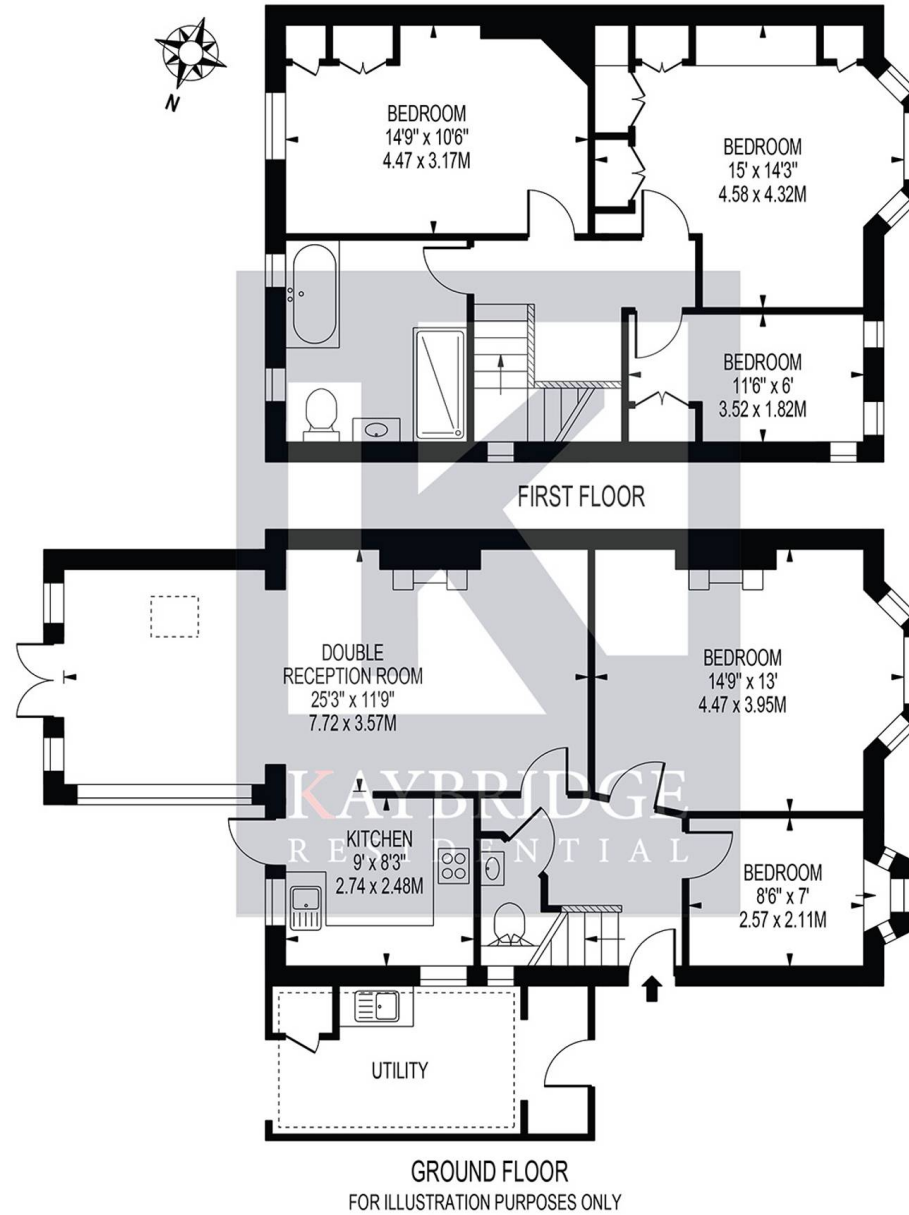






# BEAUFORT WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1289 SQ FT - 119.72 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR 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.





## Kaybridge Residential Epsom

Kaybridge Residential Estate Agents, 23 Stoneleigh Broadway - KT17 2JE

02080040474 • [info@kbridge.co.uk](mailto:info@kbridge.co.uk) • [www.kaybridgeresidential.co.uk/](http://www.kaybridgeresidential.co.uk/)