

Cromwells



Belmont Rise, Sutton, SM2 6EE

Guide Price £1,050,000 to £1,150,000

GUIDE PRICE: £1,050,000 - £1,150,000 This four bedroom, two bathroom extended family home with off road parking for several cars, garden and detached garden room, is situated in a convenient location a short walk away from Belmont main line railway station. Cheam Village and Sutton Town Centre are close by, with a variety of shops, restaurants, gyms and transport links. Other leisure facilities nearby include Banstead Downs Golf Club, Cuddington Golf Club and Banstead Common. Local schools include Avenue Primary Academy, Cuddington Croft, Overton Grange School and Harris Academy. EPC rating D.

Accommodation

The entrance hall leads to a reception room with double doors to the spacious and bright open plan family room/dining room/modern fitted kitchen at the rear of the property. The kitchen is Howdens Profiler, with an underhood extractor. There are also usb sockets and Smart switches. The open plan area has underfloor heating, glazed rooflights, windows and bi fold doors opening onto the rear garden. The hallway also leads to a further reception room at the front and onto bedroom 4, with en suite bathroom, and to the downstairs cloakroom. Stairs lead to the first floor landing and to three further double bedrooms, all with built in wardrobes, the family bathroom and a storage area.

Outside

The driveway to the front of the property provides off street parking for several vehicles. There is a side access to the mature rear garden with raised decking area, lawn, tree and shrub planting, and a detached garden room/home office building.





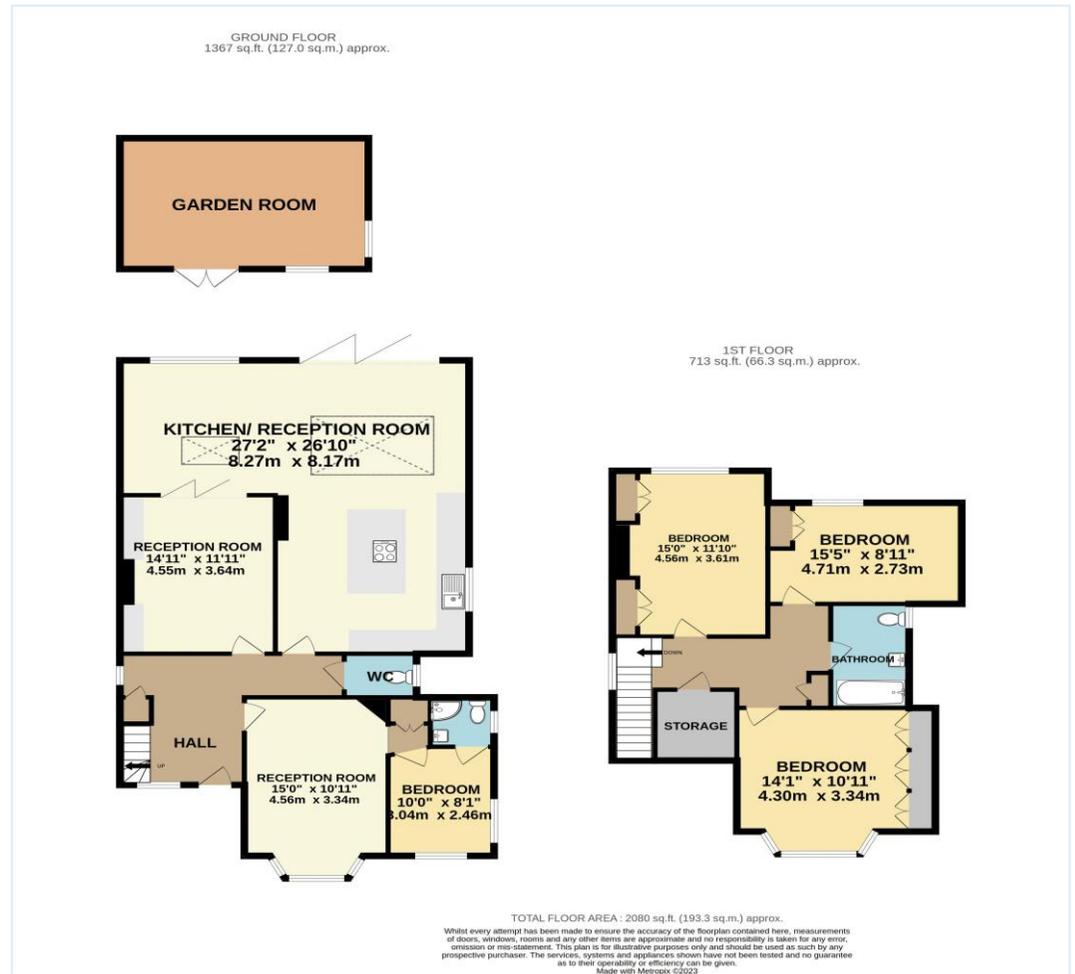
Council Tax - F
Tenure - Freehold

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Disclaimer

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TOTAL FLOOR AREA: 2080 sq.ft. (193.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

