



Avenue Road, Belmont, Sutton

The **PERSONAL** Agent

# Offers In Excess Of £1,100,000 Freehold

- Stunning detached home
- 2542 sq ft property
- Five bedrooms
- Three spacious en-suites & family bathroom
- Utility room
- Two reception rooms
- Office/Snug ( Reception three )
- Outside Cabin ( 12'5 x 12'5 )
- Close to station
- Walk to shops

Undoubtedly one of the finest examples of a sympathetically modernised detached family home in such a sought after position, oozing modern elegance and charm, alongside character and practicality. Properties of this standard rarely come to the market, and this one certainly warrants an internal inspection to truly appreciate the lifestyle offered by this beautifully finished property.

The current owners have loved their time here, and have managed to seamlessly blend a stylish and contemporary feel with respect for the character of the original building, making this a flowing and functional home full of hidden gems. There are many wow factors once you step inside, not least the welcoming entrance hall creating the ultimate first impression. The tasteful décor and high quality soft furnishings are a wonderful addition, along with the completely private 92ft x 46ft rear garden and the large carriage driveway.



The property is ideally located on the periphery of Belmont Village with its parade of local shops and is walking distance of both Cheam and Belmont railway stations. Viewing is essential.

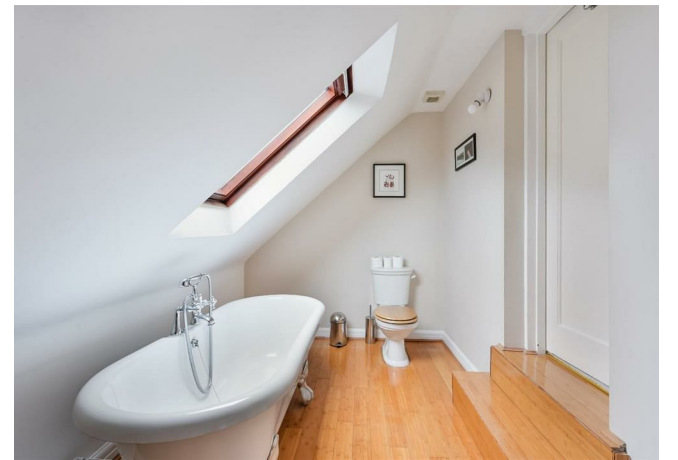
The property benefits from spacious and bright accommodation with a large reception hall, living room, dining room with double doors to the rear garden, an impressive kitchen/breakfast room, snug/home office with downstairs cloakroom and a utility room. The property benefits from an abundance of natural light throughout with a genuine sense of privacy from neighbouring properties. The well proportioned accommodation continues on the first floor with a stunning bedroom that enjoys a large en-suite bathroom, guest bedroom with en-suite bathroom, two further generous bedrooms and a large family bathroom. On the second floor a recently converted loft into the primary bedroom with far reaching views and an en-suite shower room. The carriage driveway to the front

provides plenty of off street parking and there is an integral storage garage (not full depth). A recently built cabin in the rear garden.

While the accommodation is truly impressive, the location also adds to the appeal with Avenue Road being a highly regarded and well known road within the Belmont area, with great access to nearby private golf clubs, such as Cuddington Golf Club and Banstead Downs, and easy access to Belmont train station and village, while further up the road Cheam mainline train station and high street are also nearby.

There are a number of schools in the area, most notably Nonsuch High School, a highly successful grammar school for girls, Avenue Primary School, Sutton Grammar, the prestigious Epsom College and Abdour School in Banstead. An internal viewing is highly recommended to fully appreciate everything this fine home provides.

Freehold



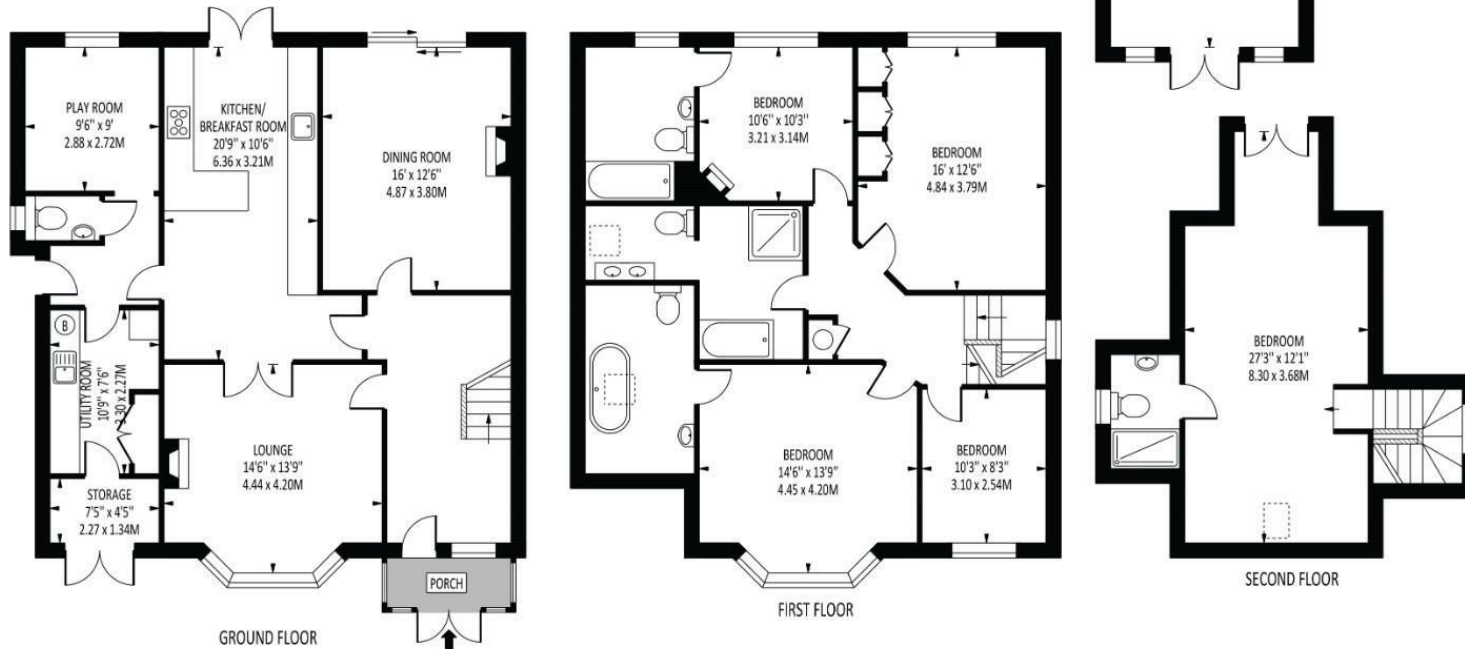




## Avenue Road

Total Area: 2542 SQ FT • 236.19 SQ M  
(Including Office & Summer House)

Office & Summer House Area: 160 SQ FT • 14.85 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</b>	
(55-68) <b>D</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	

Disclaimer: For Illustration Purposes only  
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