

# Cromwells



**FOR SALE**  
**Cromwells**  
**020 8642 4249**  
www.cromwells.co.uk

**Belmont Rise, Cheam, SM2 6EE**

**Offers in Excess of £730,000**

Cromwells are pleased to offer this three bedroom semi detached family home with off road parking for several cars, garage and attractive west facing rear garden.

It 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, Harris Academy & Nonsuch High School for Girls  
EPC rating C.

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### **Accommodation**

An enclosed entrance porch leads to a very spacious entrance hall. This leads onto the front spacious reception room with bay window, the rear reception room with bay window and doors out to the rear garden, the kitchen breakfast room overlooking the rear garden and the downstairs cloakroom. There is also a utility room and the attached garage on this floor.

Upstairs there is a generous sized landing with storage cupboards, leading to two large double bedrooms and one single bedroom, all with built in wardrobes/cupboards, together with the family bathroom.

### **Outside**

There is a front driveway for the off road parking of several vehicles together with an attached garage with electric up and over door. The mature rear garden is west facing and extends to approximately 95 feet. There is a patio area, lawn, and mature planting to borders.





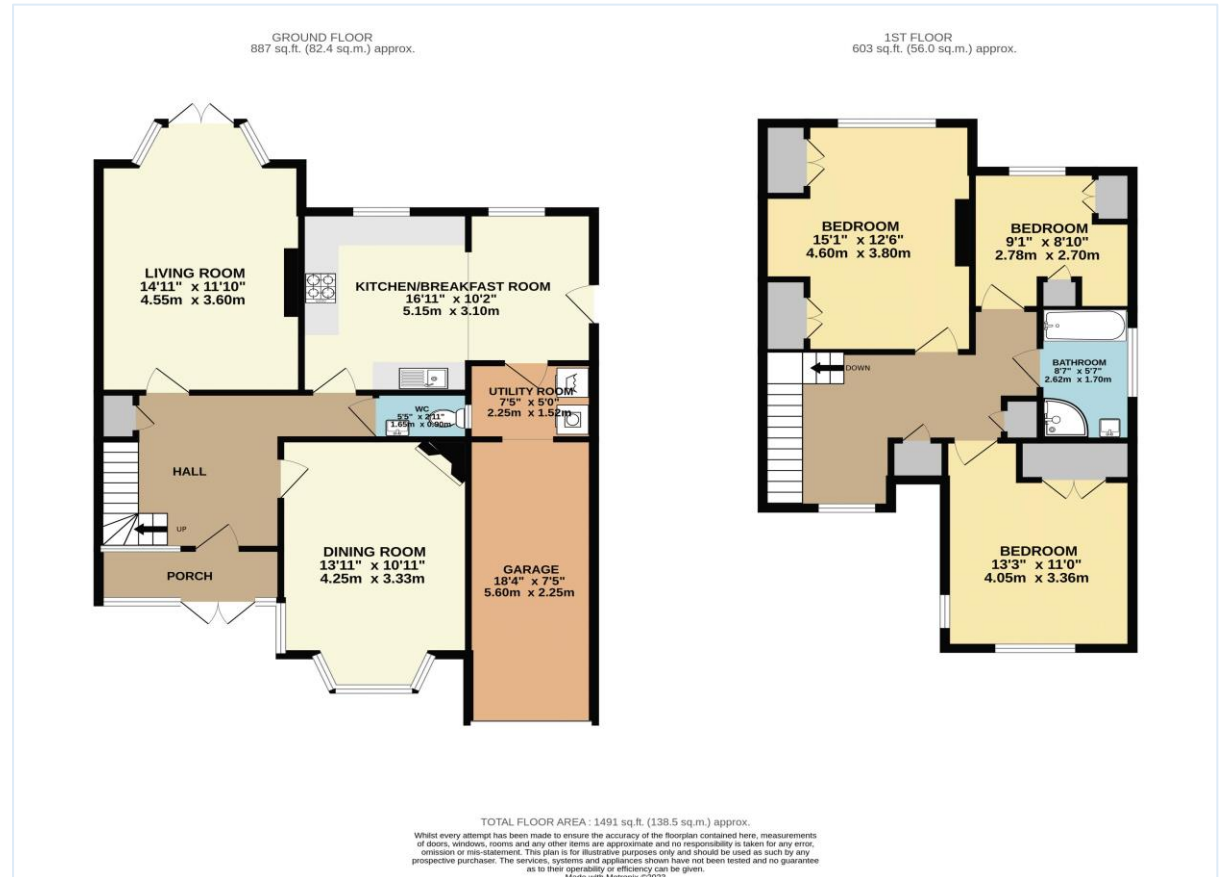
Council Tax - E  
Tenure - Freehold

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SM3 8RW

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Disclaimer

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





