

# Butler's

thoughtful estate agency



Butler's  
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I'm for sale  
020 39 170 160  
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The Crescent  
Sutton, SM2 6BJ

Offers in the region of £800,000

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## The Crescent

Belmont, Sutton, SM2 6BJ

Nestled in one of the most convenient and coveted roads in Belmont, this handsome semi-detached Victorian house has so much to offer, both inside and out. Firstly, we have to talk location. The Crescent will surpass your expectations, as it's just a quick stroll into the high street, with you having outstanding schooling in close proximity. Buses and Belmont station are located at the end of your road, so there is a quick and direct route into the City. Despite all of this, sitting in your level, mature rear garden, you'd be forgiven for thinking you were in a more secluded location; a tranquil space for you to enjoy a good book, enjoy the sunshine or even have a few friends over. Inside your home, you'll appreciate the abundance of period features and charm, with the property also possessing an immense amount of potential to create a home that will be molded into your own personal taste. The layout of the ground floor offers a huge amount of versatility, with two extremely spacious reception rooms and a large kitchen/breakfast room. There is scope to either change around the internal accommodation or even go the extension route in the future as some of the neighbors have - subject to the relevant permissions. Upstairs, there is also opportunity in abundance, with four double bedrooms, one of which is a fabulous master with en-suite that has 'jack & Jill' access for convenience. On the second floor there is also potential for a further room in the eaves, if you need the additional bedroom or work space. Finishing off the house internally is a bathroom serving all the rooms and useful cellar on the lower ground floor. On the outside to the front, there is a driveway proving off-street parking, with the property also boasting no onward chain.







## GROUND FLOOR

Porch

Hallway

Dining Room

16'11 x 14'5 (5.16m x 4.39m)

Living Room

14'4 x 14'4 (4.37m x 4.37m)

Kitchen

14'1 x 12'4 (4.29m x 3.76m)

## FIRST FLOOR

Landing

Master Bedroom

17' x 13'1 (5.18m x 3.99m)

En-Suite

10'6 x 6'5 (3.20m x 1.96m)

Bedroom

13'8 x 12'4 (4.17m x 3.76m)

Bedroom

14'6 x 11'5 (4.42m x 3.48m)

Family Bathroom

10'10 x 3'5 (3.30m x 1.04m)

## SECOND FLOOR

Landing

Bedroom 4

16'6 x 16'3 (5.03m x 4.95m)

Large Eaves Area

## LOWER GROUND FLOOR

Cellar

13'4 x 8'9 (4.06m x 2.67m)

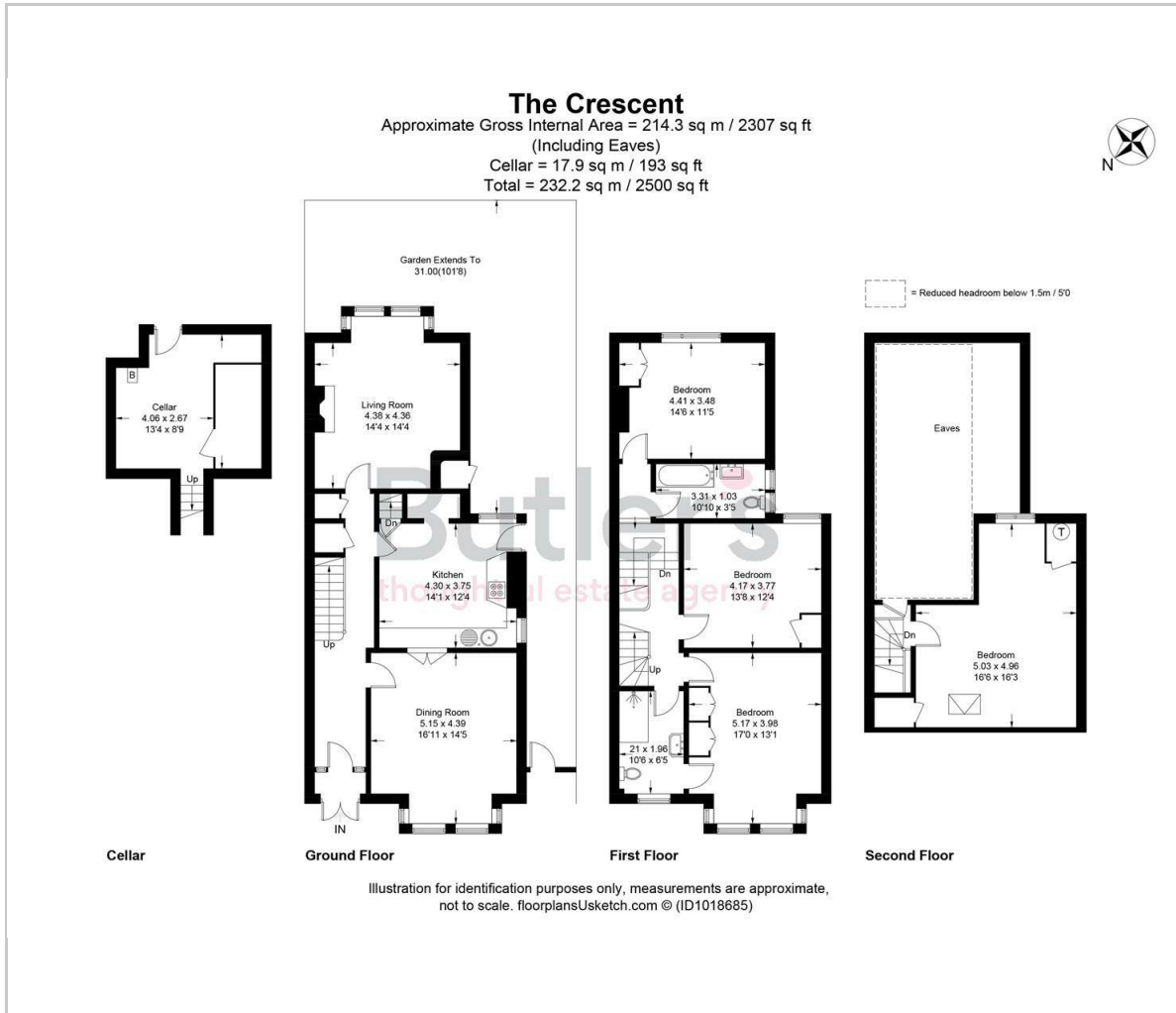
## OUTSIDE

Driveway

Rear Garden



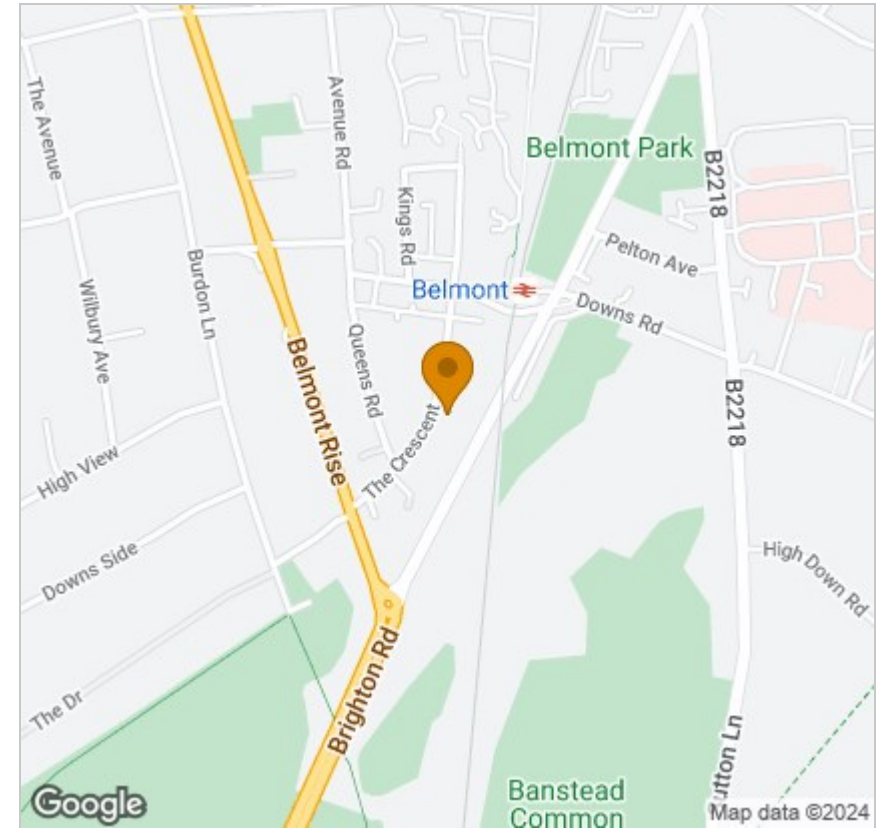
## Floor Plan



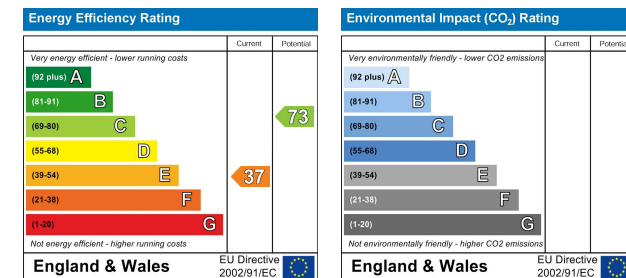
## Viewing

Please contact our Butler's Sales Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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