

Butler's

thoughtful estate agency



Belmont Rise
Sutton, SM2 6EQ

Offers over £800,000



Belmont Rise

Cheam, Sutton, SM2 6EQ

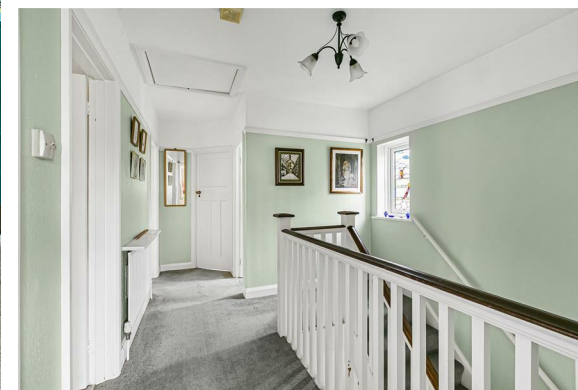
A real rarity to the market, this handsome detached home will truly impress. Nestled in a desirable location within Cheam, Belmont Rise will tick all of your boxes. What makes this house so special is the fantastic layout and spacious proportions that run throughout, with the property being well maintained, yet having the potential to update to taste.

Being in such a convenient location, you'll be close to outstanding local schooling and transport links, having the luxury of a quick school run, whilst getting into work on time. Great amenities are also close by, being in such a central position.

So with the location ticking all your boxes - how does the rest of the house stack up? You'll be pleased to learn that this gorgeous home has the benefit of a well proportioned kitchen with a separate utility & cloakroom running adjacent. The ground floor reception spaces are also stunning, from a large dining room with a fabulous bay window, to the lounge that give access and has wonderful views to the rear garden.

Upstairs, four generous sized bedrooms are wonderful places to catch up on a great nights sleep, with fitted wardrobes in all the rooms. Every bedroom on the first floor has something to offer, along with a further family bathroom with separate w/c, well suited to a growing modern family.

Outside, this beautiful house has a driveway to the front providing ample off-street parking leading to a garage, with a garden to the rear that is simply stunning, perfect for basking in all-day sunshine, ideal for get togethers with friends on the patio, whilst the kids play and entertain themselves on the lawn.





GROUND FLOOR

Hallway

Living Room
16'10 x 12' (5.13m x 3.66m)

Dining Room
14'10 x 12'6 maximum (4.52m x 3.81m maximum)

Kitchen
12'8 x 9'4 maximum (3.86m x 2.84m maximum)

Utility Room
6'11 x 5'1 (2.11m x 1.55m)

Cloakroom

FIRST FLOOR

Landing

Bedroom
15'3 x 12'6 (4.65m x 3.81m)

Bedroom
13'5 x 12'8 maximum (4.09m x 3.86m maximum)

Bedroom
9'5 x 8'6 (2.87m x 2.59m)

Bedroom
12'7 x 7'5 (3.84m x 2.26m)

Bathroom

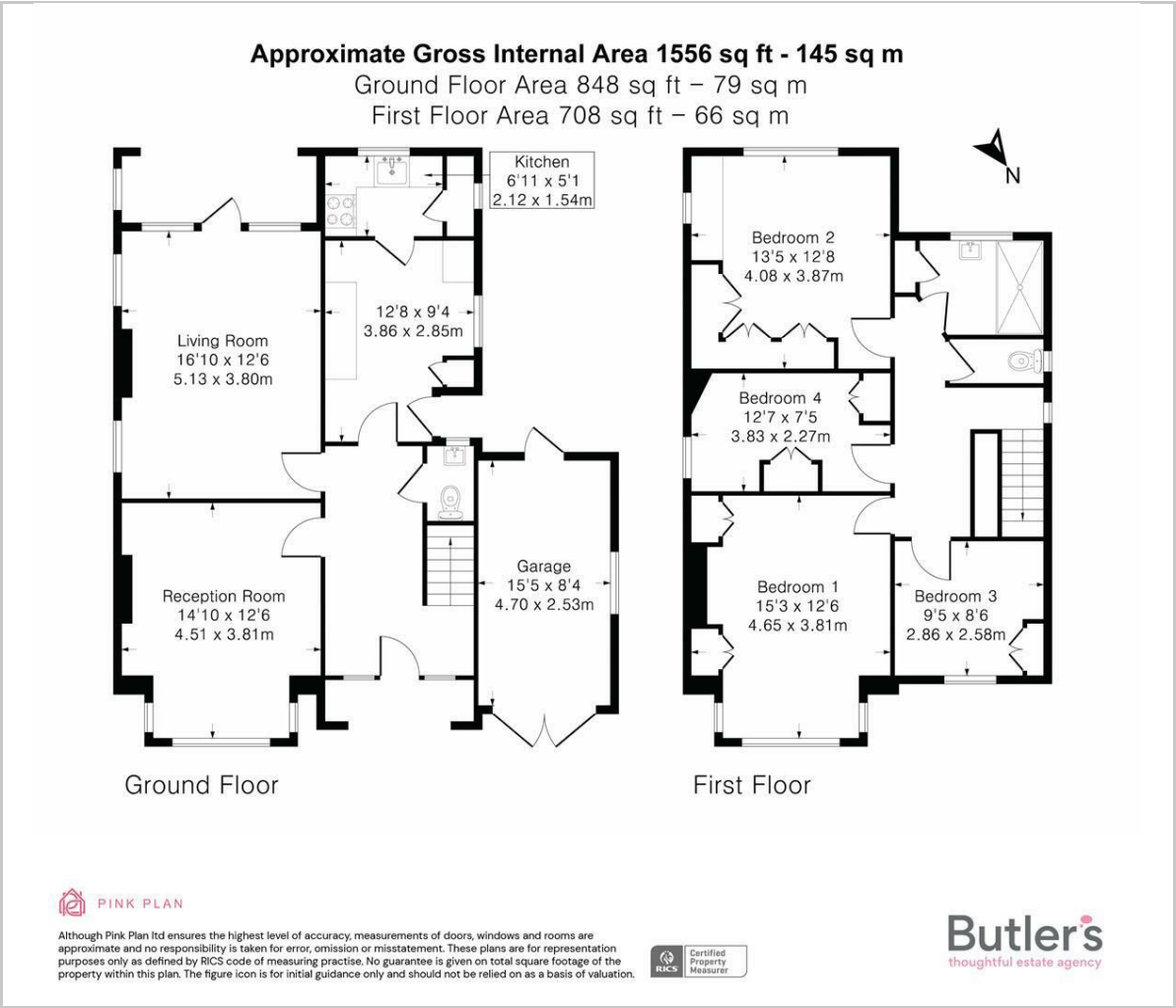
Seperate W/C

Garage

Driveway

Rear Garden

Floor Plan

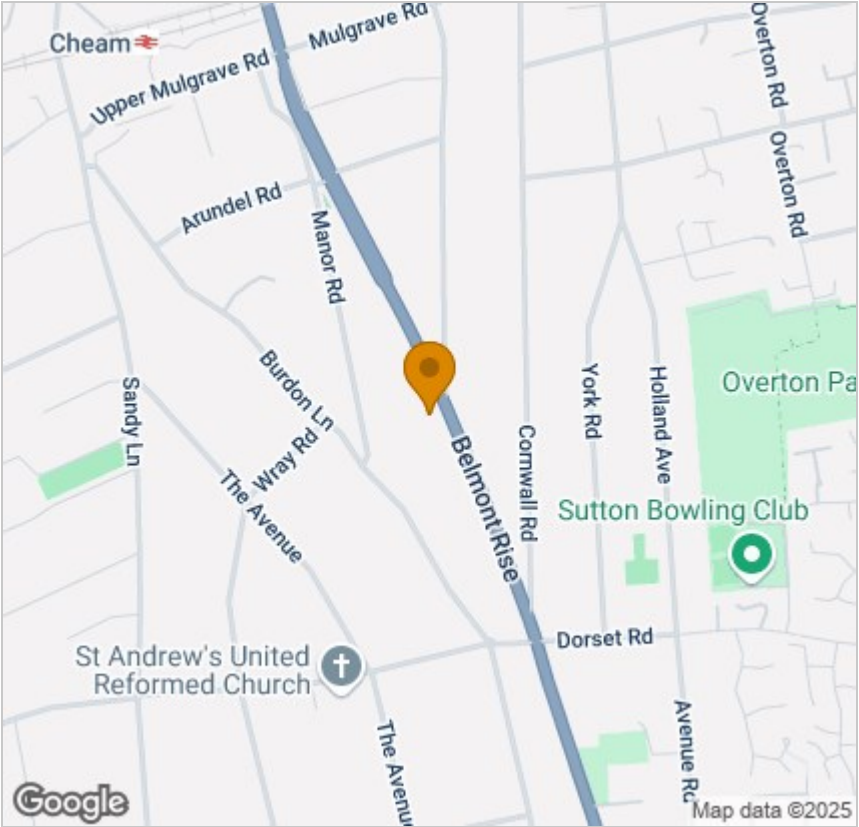


Viewing

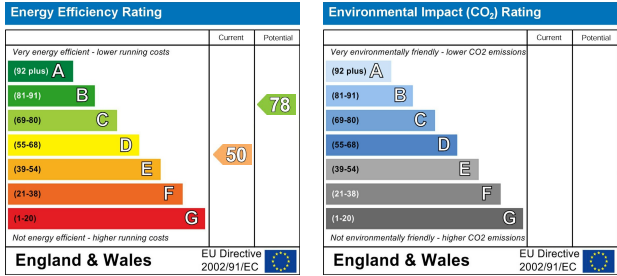
Please contact our Butler's Sales Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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