

# Butler's

thoughtful estate agency



Belmont Road  
Sutton, SM2 6DW

Guide price £525,000





## Belmont Road

Sutton, SM2 6DW

GUIDE PRICE £525,000 - £550,000 Nestled in one of Belmont's most coveted roads, this handsome, end of terrace, period home has so much to offer, both inside and out. Firstly, we have to talk location. Have you ever dreamed of living in a quiet road, yet on the doorstep of fabulous amenities, open spaces, schools and transport links?

Belmont Road will surpass your expectations, as it's just a quick stroll into the high street, with you having outstanding schooling a short walk away. Buses and Belmont station are also reachable within a few minutes providing quick links into the City, with your commute coming in at well under an hour. Despite all of this, sitting in your highly secluded, mature rear garden, you'd be forgiven for thinking you were in an area far more rural - a tranquil space for you to enjoy a good book, catch some rays or even have a few friends over. Inside your home, you'll appreciate the abundance of period features and charm that still remain, with the current owners fastidious nature meaning you can just pack your bags and move straight in, yet still being a blank canvas to make your own mark over time. Internally, the layout of the ground floor offers a huge amount of versatility, with two spacious reception rooms and high ceilings, so your living room doesn't have to incorporate a dining table or even a desk. You can keep productive in your own personal space to give you that work/life balance, or hold those dinner parties you've been dreaming of for some time now. If we're on the money with the latter, the wonderful kitchen can also incorporate a table, meaning you can cook up a storm whilst conversing with family or fiends in what is a truly well thought out and designed place for you to hone your culinary skills. Upstairs, this house doesn't let you down; with a family bathroom, fabulous master & 2 further spacious bedrooms, there won't be any issues for your family in designating rooms.

### GROUND FLOOR







Hallway

Living Room

14'6 x 13'7 into bay (4.42m x 4.14m into bay)

Family/Dining Room

14'10 x 13'7 maximum (4.52m x 4.14m maximum)

Kitchen/Dining Room

16'5 x 9' (5.00m x 2.74m)

FIRST FLOOR

Landing

Bedroom

14'5 x 13'6 into bay (4.39m x 4.11m into bay)

Bedroom

12'1 x 10'4 (3.68m x 3.15m)

Bedroom

9'2 x 9' (2.79m x 2.74m)

Bathroom

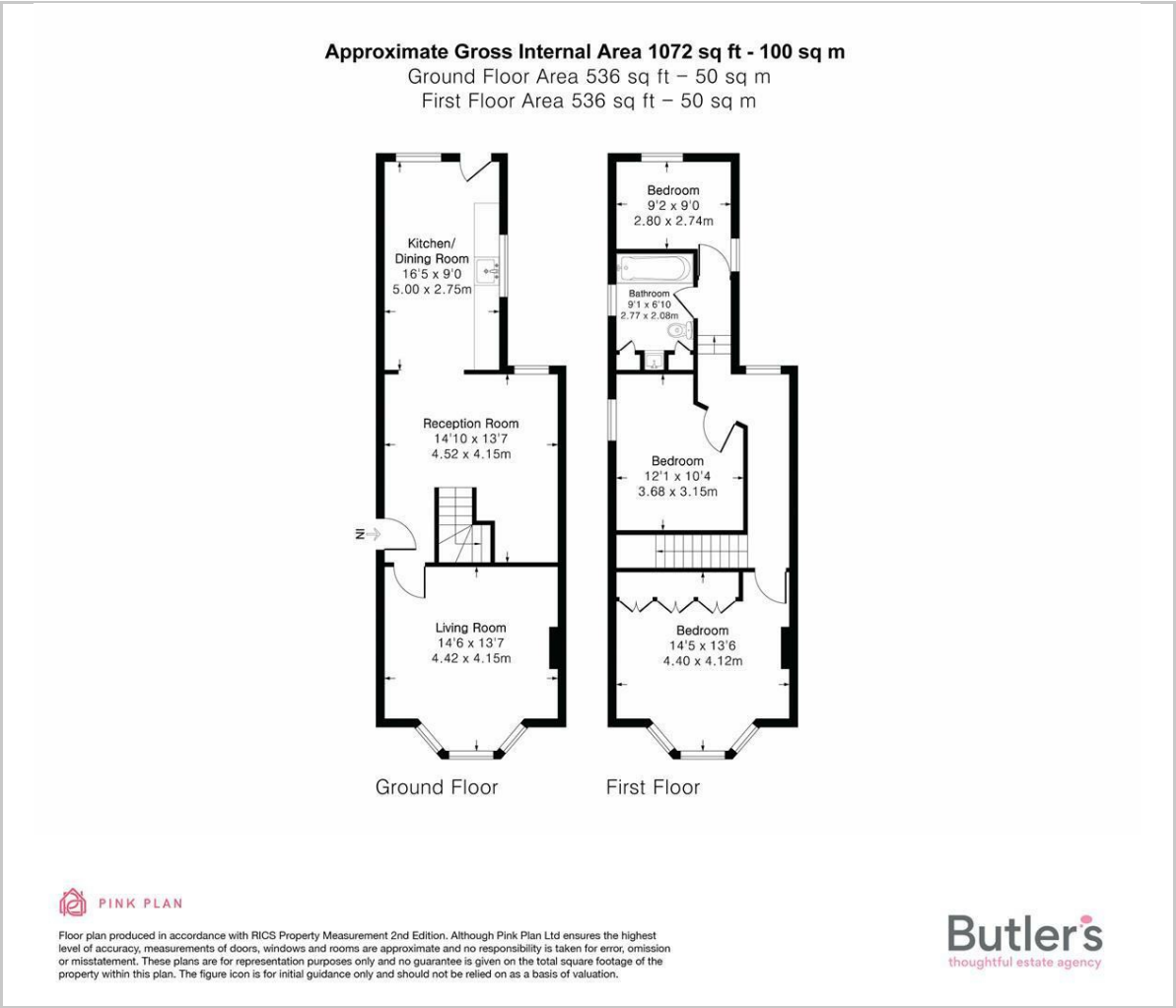
9'1 x 6'10 (2.77m x 2.08m)

OUTSIDE

Mature rear garden



Floor Plan



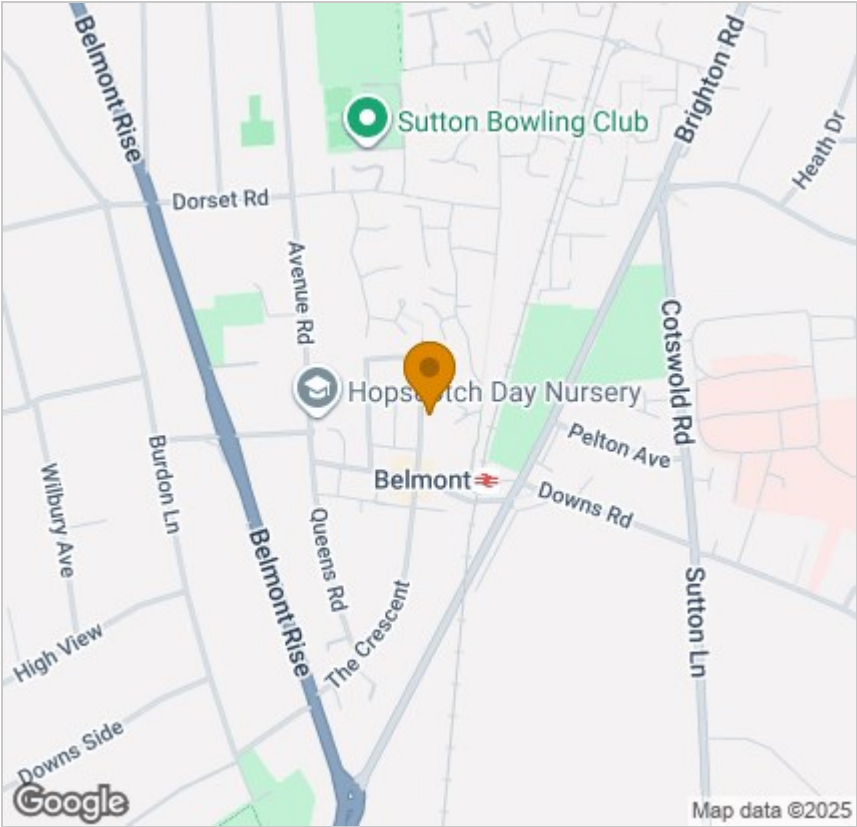
Viewing

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

