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14 Balmoral Way,
Offers Over £900,000

4 2 2



REF-JK0700. Pleased to welcome to the market this well presented fully modernised , 4 bedroom detached family home set in one of Belmont and Sutton's most sought after cul-de-sac locations. The property offers a wealth of accommodation including lounge, luxury kitchen/breakfast room, master bedroom with en-suite bathroom, double garage with off street parking and well kept rear garden. Within walking distance are amenities, open spaces and outstanding schools including the renowned Avenue primary school. Transport links such as buses and Sutton/Belmont stations providing quick links into London.





TOTAL FLOOR AREA: 1486 sq ft. (138.0 sq m.) approx.
 While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan for guidance purposes only and should be used as a guide only by any prospective purchaser. The services, systems and appliances shown here have been listed and no guarantee given with respect to them.

- 4 Bedroom detached home
- Excellent condition
- Luxury fitted kitchen/ breakfast room
- Gas central heating
- Newly installed double glazing
- En-suite bathroom to master bedroom
- Double garage
- Off street parking
- Close to station
- Council tax band- F £3129 p/ a



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | 70 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |