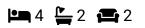


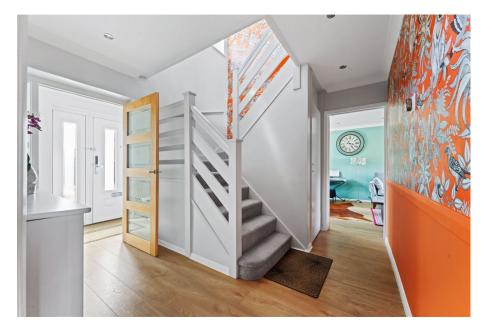
## JASON KATES

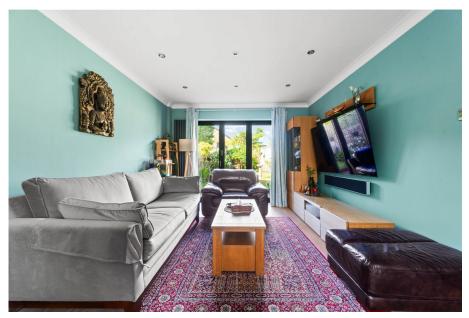


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**14 Balmoral Way,** Offers Over £900,000











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.





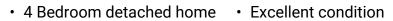
GROUND FLOOR 933 sq.ft. (86.6 sq.m.) approx

1ST FLOOR 553 sq.ft. (51.4 sq.m.) approx



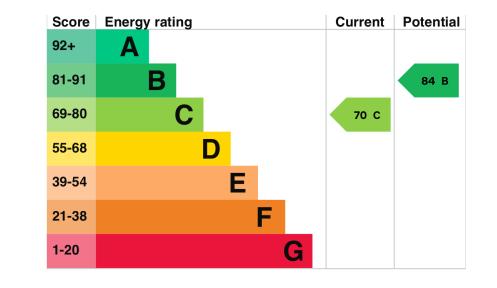
DOUBLE GARAGE 17'9" x 16'9" 5.42m x 5.10m





- Luxury fitted kitchen/ breakfast room
- Newly installed double glazing
- Double garage
- Close to station

- Gas central heating
- En-suite bathroom to master bedroom
- Off street parking
- Council tax band- F £3129 p/ a





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