

welcome to

Chelmsford Close, Sutton

Immaculate semi-detached property with elegant living space, modern amenities, and convenient location, perfect for families looking for comfort and style.





We are proud to offer this delightful, newly refurbished 3 bedroom, 1 bathroom semi-detached house in a sought-after location in Belmont.

The property features a single, spacious reception room that serves as the heart of the home, perfect for family gatherings or to unwind after a long day. The reception room is complemented by a well-equipped and contemporary kitchen, designed to cater to all your culinary needs.

Features Include: * French Doors * Lounge * Kitchen * Garage * Downstairs Cloakroom * Three Bedrooms * Family Bathroom * Double Glazing * Combi Boiler * Fitted TV unit * Fitted wardrobes * Cul-de-sac location.

One of the significant benefits of this property is its location. Situated in a highly desirable area, it is serviced by exceptional public transport links, making commutes easy and convenient. For families, the proximity to local schools is an added advantage, ensuring that children's educational needs are well catered for. Moreover, the property is surrounded by welcoming green spaces, ideal for those who love to embrace the outdoors.

In summary, this semi-detached property offers an immaculate condition interior, a welcoming reception room, a modern kitchen, three spacious bedrooms and a bathroom. Its location with easy access to public transportation, nearby schools and green spaces adds to its charm and











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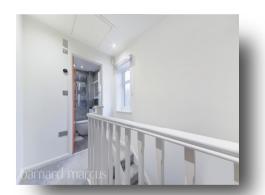
Chelmsford Close, Sutton

- Immaculate condition interior
- Spacious reception room for gatherings
- Modern well-equipped kitchen
- Three generously-sized bedrooms
- Modern bathroom with necessary amenities

Tenure: Freehold EPC Rating: D

guide price

£600,000



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Please note the marker reflects the postcode not the actual property

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Property Ref: SUT109882 - 0008 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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