



barnard marcus

Chelmsford Close, Sutton SM2 5BG



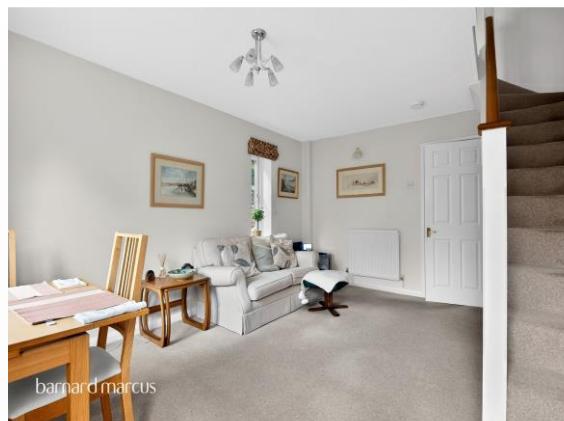
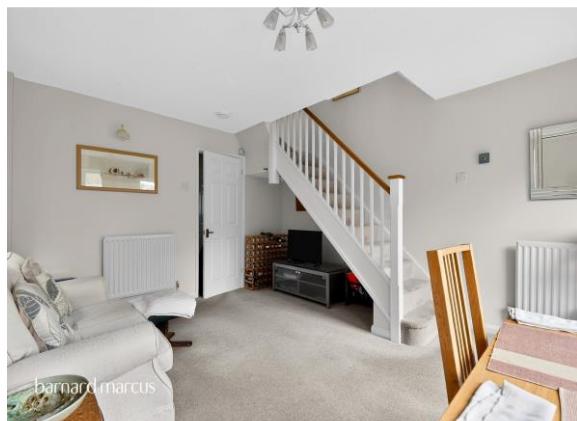
barnard
marcus

The logo for barnard marcus consists of a stylized graphic of four colored circles (green, orange, red, and blue) arranged in a cluster, followed by the company name in a lowercase, sans-serif font.

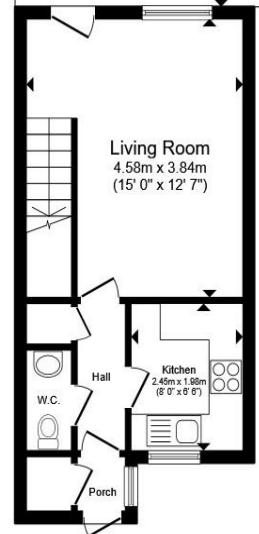
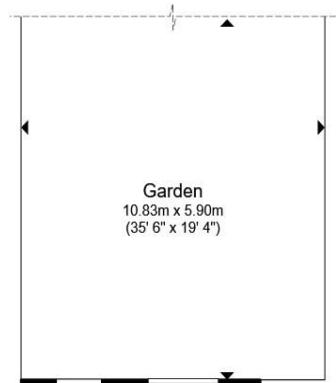
welcome to

Chelmsford Close, Sutton

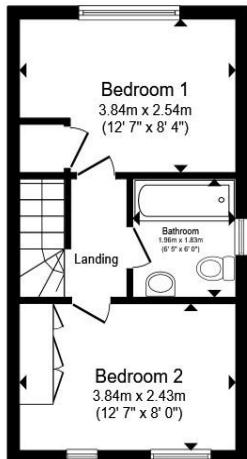
This two-bedroom semi-detached house is offered for sale in great condition and is located in a sought-after residential area of South Sutton, ideal for first-time buyers and families. The property features a bright reception room with large windows and direct access to the garden, providing an attractive outlook and practical indoor-outdoor flow. The kitchen benefits from natural light, offering a pleasant space for day-to-day cooking and dining. Upstairs, there are two double bedrooms, the main-bedroom benefitting from built-in wardrobes, providing useful storage. The bathroom includes a rain shower. Externally, the property benefits from a garden and parking. The house is well positioned for Belmont Village & Sutton Town Centre's range of amenities, including local shops, cafés and restaurants. Green spaces such as Sutton Green and Overton Park are within easy reach, offering opportunities for leisure and outdoor activities.



Nearby schools include several well-regarded primary and secondary options in the Sutton area, supporting the property's appeal to families. Public transport links are strong: Belmont railway station is a few minutes' walk away and with Sutton rail station also within easy reach providing services to London Victoria and London Bridge, with typical journey times of around 30-40 minutes, making this a practical location for commuters. Regular bus routes also serve the area, connecting to neighbouring towns and local facilities. This semi-detached home represents a practical home in a convenient Belmont Heights location, combining double bedrooms, garden access and parking with access to schools, green spaces and transport links.



Ground Floor



First Floor

Total floor area 56.5 m² (608 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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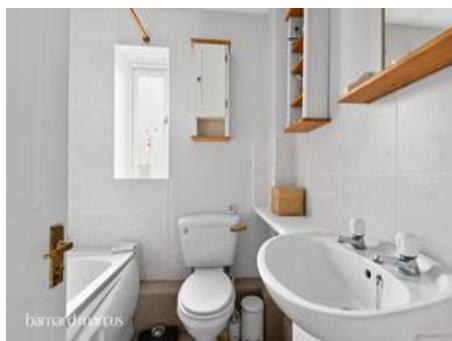
- Sought-after Belmont residential location
- Bright reception with garden access
- Two double bedrooms
- Modern bathroom with rain shower
- Private garden for outdoor living
- Allocated parking for convenience
- Walking distance to Belmont Village & Sutton town centre
- Close to parks and green spaces

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers in excess of

£475,000



view this property online barnardmarcus.co.uk/Property/SUT111080

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.



Property Ref:
SUT111080 - 0003

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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