



Guide Price
£650,000

Freehold

4x  2x  2x 

**Brasted Close, Belmont
Heights, Sutton, Surrey,
SM2**

OVER 60?

Secure this property
for up to **59% less!**

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Accommodation

GROUND FLOOR

Entrance Hall

Lounge : 17'9 into bay x 11'7 (5.41m x 3.53m)

Dining Area: 8'7 x 8'6 (2.62m x 2.59m)

Kitchen: 15'6 x 9'2 (4.73m x 2.80m)

Conservatory: 8'2 x 7'9 (2.49m x 2.36m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 1: 12'6 up to fitted wardrobes x 11'9 (3.81m x 3.58m)

En-Suite Shower Room

Bedroom 2: 13'8 x 8'6 (4.17m x 2.59m)

Bedroom 3: 9'4 x 8'0 (2.85m x 2.44m)

Bedroom 4: 9'7 maximum x 8'6 maximum (2.92m x 2.59m)

Bathroom

OUTSIDE

Front Garden

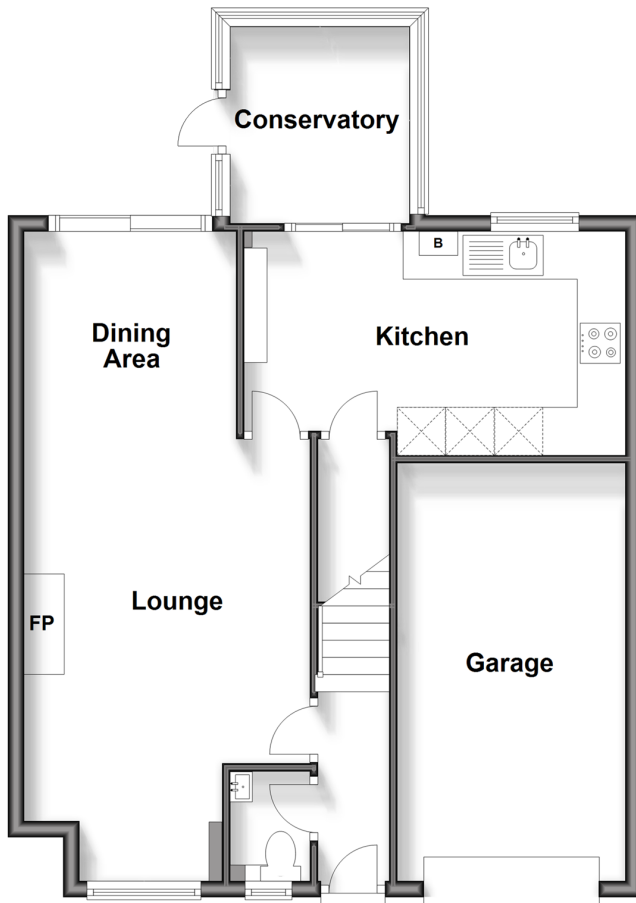
Driveway

Garage

Rear Garden

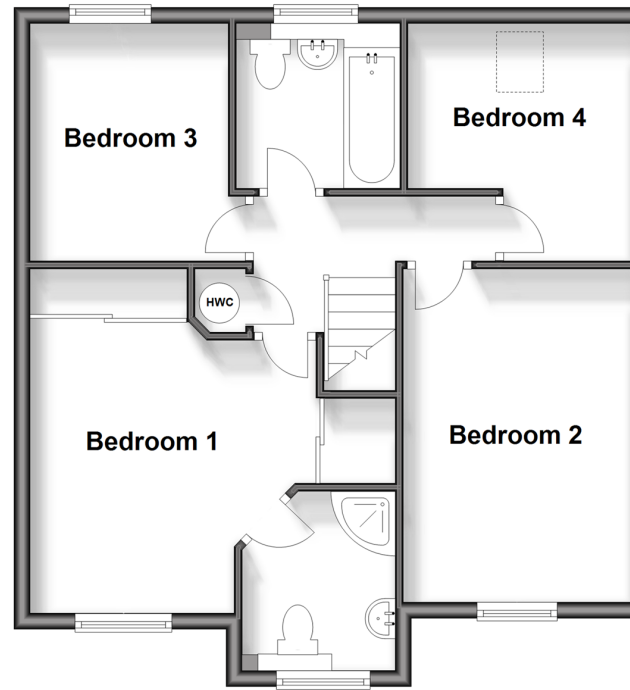
Ground Floor

Approx. 65.8 sq. metres (708.6 sq. feet)



First Floor

Approx. 56.0 sq. metres (603.0 sq. feet)





Main features

- Family home quietly nestled in Belmont Heights on a no through road
- Within the catchment area for The Avenue & Harris Academies
- Garage & driveway with additional parking on the street for visitors
- Beautifully modernised kitchen with a breakfast bar & conservatory addition
- Easy to maintain garden with side access



Nearest Schools

Primary Schools: Avenue Primary 0.1 miles, Devonshire Primary 0.6 miles, Cuddington Croft Primary 0.8 miles

Secondary Schools: Overton Grange School 0.3 miles, The Harris Academy 0.3 miles, Sutton High School 0.9 miles



Transport Information

Train Stations: Belmont 0.2 miles, Cheam 0.8 miles, Sutton 0.8 miles



Address

Brasted Close, Belmont Heights, Sutton, Surrey, SM2



Directions

For directions to this property please contact us.



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- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale