



**Guide Price**  
**£850,000**

**Freehold**

4x  2x  2x 

**Brasted Close, Sutton,  
Surrey, SM2**

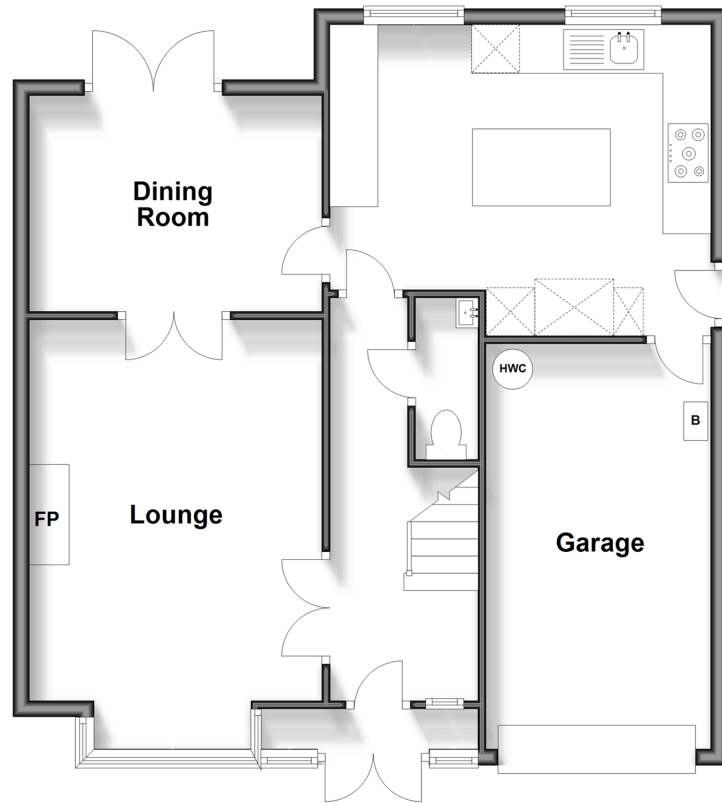
**OVER 60?**

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

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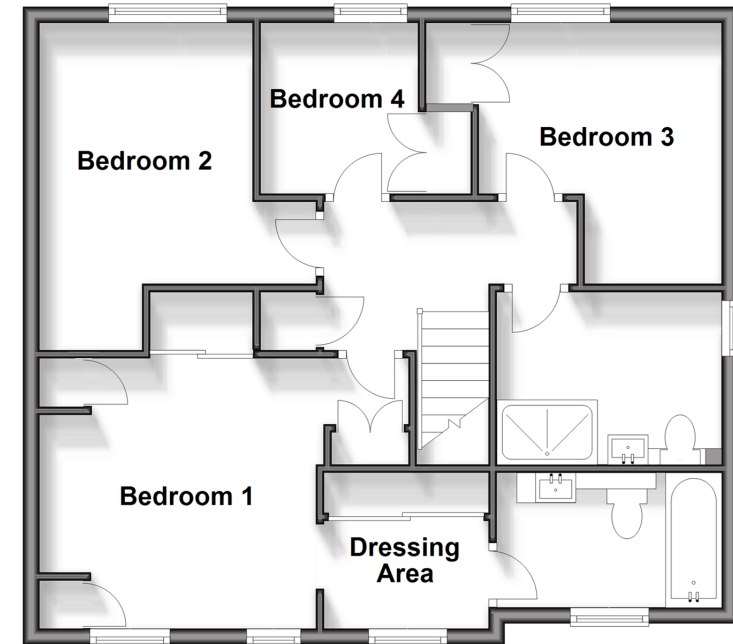
## Ground Floor

Approx. 72.9 sq. metres (784.7 sq. feet)



## First Floor

Approx. 63.3 sq. metres (681.6 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall  
Lounge: 18'5 x 11'8 (5.62m x 3.56m)  
Dining Room: 11'8 x 8'8 (3.56m x 2.64m)  
Kitchen: 15'5 x 12'6 (4.70m x 3.81m)  
Cloakroom

### FIRST FLOOR

Landing  
Bedroom 1: 15'1 maximum x 11'0 (4.60m x 3.36m)  
Dressing Area: 6'6 x 4'3 (1.98m x 1.30m)  
En-Suite Shower Room: 9'1 x 5'4 (2.77m x 1.63m)

Bedroom 2: 11'4 maximum x 10'6 (3.46m x 3.20m)  
Bedroom 3: 10'4 maximum x 9'7 (3.15m x 2.92m)  
Bedroom 4: 7'2 x 6'5 (2.19m x 1.96m)  
Bathroom: 9'0 x 5'9 (2.75m x 1.75m)

### OUTSIDE

Driveway  
Garage  
Rear Garden





## Main features

- Substantial family home within the Belmont Heights development
- Driveway that comfortably holds 4-5 cars & beautifully landscaped garden
- En-suite & dressing room off of the main bedroom
- In superb decorative order throughout, ready to move into
- Within the catchment area of Avenue Academy

### 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, Sutton, Surrey, SM2

### Directions

For directions to this property please contact us.





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■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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