



A family home with period charm within moments Belmont station

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# The Crescent Belmont Sutton SM2 6BP

Sutton Town Centre and Station around a mile  
London by rail 25 minutes  
Belmont Village a minutes' walk  
Banstead Village 2 miles  
M25 (Junction 8) 8 miles

All times and distances are approximate

Extended and refurbished by the current owners, this stunning Victorian family home offers spacious and versatile accommodation throughout. It's in an excellent location within this popular tree-lined road and is within moments of Belmont Village and mainline station.

- | Hallway
- | Sitting - dining room
- | Cellar
- | Kitchen - breakfast room
- | Downstairs utility / shower room
- | Five bedrooms
- | Family bathroom
- | En-suite shower
- | Private garden
- | Off-Street parking

Price £865,000







This halls adjoining Victorian family home offers a wealth of original features throughout along with flexible accommodation, perfectly combining character features and spacious living with great effect. Arranged over four floors, this five bedroom interior and generous reception rooms provide ideal family spaces. The open-planned fully-fitted kitchen has bi-folding doors leading onto a private and mature Westeryly-facing garden which is perfect for entertaining. A viewing is highly recommended to avoid disappointment.

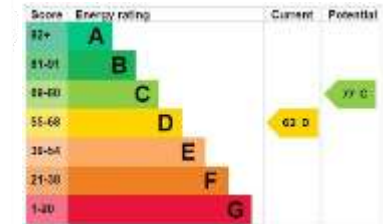


The property is located in the much sought-after area of Belmont. This is a leafy area around a mile of Sutton town centre with its excellent shopping facilities, bars and restaurants. Sutton mainline station is also within a mile with fast and frequent rail services to London terminals. By road, the A217 provides a fast link to the M25 at Junction 8 (Reigate Hill) bringing Heathrow and Gatwick airports within 45 and 25 minutes respectively. The London Borough of Sutton is nationally renowned for its schooling including grammar, state and private and a new school is currently being built at the end of the road.



Five generous bedrooms | Located on this popular tree-lined road | Arranged over four floors | Spacious open-planned kitchen - breakfast room with bi-folding doors leading to the private garden | Wealth of original features throughout | Within moments of Belmont village shops and station | Internally accessed cellar | Westley-facing garden | Off-street parking with electric charger





**TOTAL FLOOR AREA**  
**1,917 SQ FT / 178 SQ M**

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Tenure: Freehold  
 Local Authority: Sutton Council  
 Council Tax Band: E  
 All mains services  
 FFTP Broadband  
 To the best of our knowledge on production of this brochure

Viewing  
 Please call us to arrange  
 a viewing appointment

1 Waterhouse Lane  
 Kingswood  
 01737 360000

2 High Street  
 Banstead  
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