



Belmont Road, South Sutton, SM2 6DW

Guide Price £575,000 - Freehold



**WILLIAMS  
HARLOW**





Williams Harlow Cheam – Charming period cottage with a stunning interior. Sought after Belmont Village road which is close to shops, restaurants and train station linking Central London. Both Avenue Road and Harris schools are within short walks and the house will serve faithfully across the schooling years and beyond. Ready to view and without an onward chain.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	





















## The Property

Glorious period architecture runs through every part of this house. High ceilings, fireplaces and cornice light up various rooms and ensure the attractive cottage appeal we all seek. The accommodation comprises of three bedrooms, family bathroom, through lounge, dining room, cloakroom, kitchen. The property is stylish with touches like designer radiators contrasting the stripped doors, the sellers modernised sympathetically and the new owner will enjoy the modern bathroom and kitchen which work hand in hand with their environments. Having been extended on the ground floor, the superb rear reception offers variable uses such as dining room, hobby or play room, cinema room or even sumptuous office.

## Out Door Space

Private west facing rear garden. Lawn with shrub borders and some hard standing at the very bottom. The patio doors lead out the rear reception room onto the garden. Circa 50 ft.

## Local Area

Located right in the heart of Belmont Village, with Sutton town centre a little further along, you are really nestled in some of the best neighbourhoods available locally. The area feels safe to walk around and is perfect for kids travelling to school. Having been a family area for so long, it has lots of amenities to hand to include parks, schools, shops and restaurants. Banstead, Epsom, Sutton and Carshalton are all within short driving distances. Belmont Village has its own high street complete with bakery, hairdressers, restaurants and bus terminals and train station.

## Why You Should Buy

It's not a surprise to find an impressive interior to match the impressive exterior. This is the move in option for any buyer who seeks the highly sought after local schools and the ease of having shops, trains and amenities moments away.

## Local Schools

The Avenue – Mixed State – Ages 3 – 11  
Barrow Hedges – Mixed State – Ages 3 – 11  
Harris – Mixed Academy – Ages 11 – 19

Seaton House – Mixed Fee Paying – 2 – 11  
Devonshire – Mixed – 3 – 11

## Local Transport

Cheam Train Station - London Victoria and London Bridge - Southern Service - Circa 36 mins. Epsom - Circa 7 mins.  
Belmont Trains Station – London Victoria circa 50 mins.  
Buses -  
80 - Belmont Via Sutton to Morden Tube.  
164 - Sutton to Wimbledon  
280 - St Georges Tooting to Belmont Via Sutton  
N44 - Trafalgar Sq to Sutton  
S1 - Banstead to Mitcham via St Helier Hospital  
S2 - Epsom to St Helier  
S3 - Belmont to New Malden Via Sutton  
S4 - Purley Way to Sutton Via Wallington

## Features

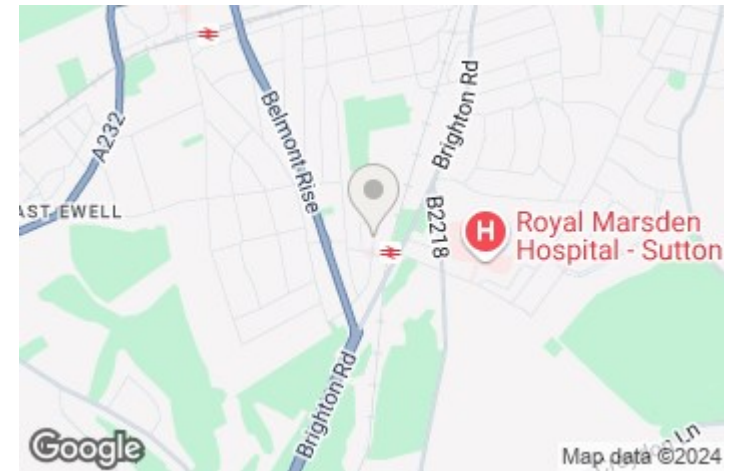
Three Bedrooms - Spacious Reception Rooms - West Facing rear Garden - Modern Kitchen Bathrooms - Refurbished Interior - Fireplaces and High Ceilings

## Benefits

Close to Harris - Close to Avenue Road - Close to Shops - Close to Train Station - Very Sought After Location - No Onward Chain -

## EPC AND COUNCIL TAX

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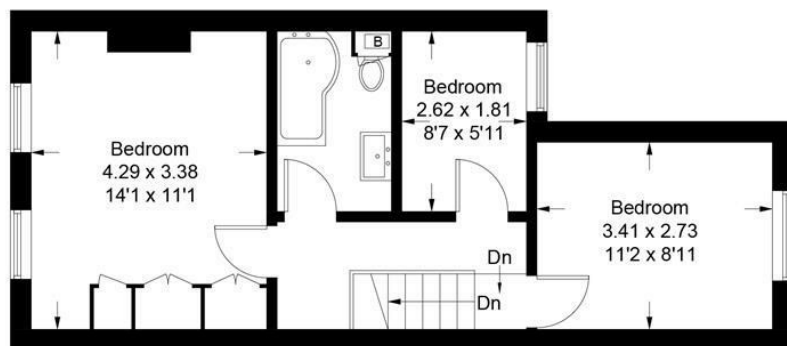
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

[cheam@williamsharlow.co.uk](mailto:cheam@williamsharlow.co.uk)

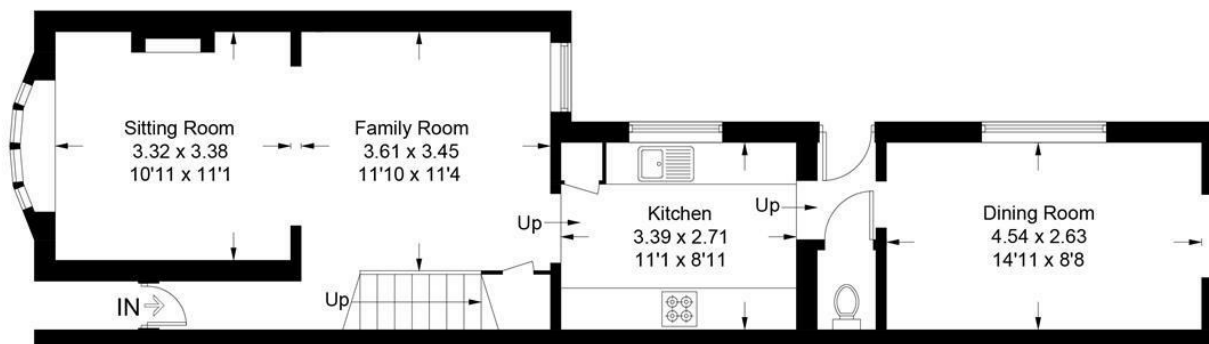
[www.williamsharlow.co.uk](http://www.williamsharlow.co.uk)



Approximate Gross Internal Area  
95.2 sq m / 1025 sq ft



### First Floor



### Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1128076)

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