



The Crescent, Belmont Village, Surrey, SM2 6BP
£795,000 Freehold



Four bedroom Character semi-detached house in a very prestigious Village location requiring some external remedial works within a short walk to the outstanding *Avenue primary school &* Harris Academy. A selection of Local shops, Restaurants, Bus routes & BR Station direct into London Victoria. Property features include * Spacious entrance hallway * Two reception rooms * Super fitted kitchen with separate Utility area * Four bedrooms on first floor * Family Bathroom * Gas central heating(new combi boiler) *150' Rear Garden * Off road parking for 2/3 cars
NO CHAIN

CANOPIED ENTRANCE:- Attractive tiled floor

ENTRANCE HALLWAY

Encased Radiator, Understairs cupboard housing electric meter & fuse board, Cloaks space, picture rail, Stairs leading to CELLAR

CHARMING FRONT RECEPTION(14'4 x 14') 4.38m x 4.27m

Feature period Cast Iron fire place, picture rail, coved ceiling, double radiator, Sash bay window.



DINING ROOM (11'10 x 10'10) 3.62m x 3.31m

Coved ceiling, Through to :-

SITTING / GARDEN ROOM (10'10 x 7'5) 3.31m x 2.25m

Double glazed folding door leading to Garden



KITCHEN / BREAKFAST ROOM (17' x 9'7) 5.19m x 2.92m

Fitted with a range of eye and low level units, Roll top work surfaces, Space for DOUBLE_OVEN, Stainless steel RANGEMASTER extractor fan, Integrated Fridge freezer plus second integrated fridge and Dishwasher, part tiled walls, Undercounter mood lighting, Laminate flooring, downlighters, through to :-

UTILITY AREA (potential for downstairs wc)

Wall mounted Combination boiler, Space for tumble dryer, Door to Garden.



TURNING STAIRCASE TO FIRST FLOOR LANDING

MASTER BEDROOM (14' x 13'11) 4.27m x 4.25m

Coved ceiling, picture rail, Two built in wardrobe cupboards, double radiator, Sash bay window.



BEDROOM TWO (11'10 x 10'10) 3.62m x 3.31m

Picture rail, single radiator, casement window.



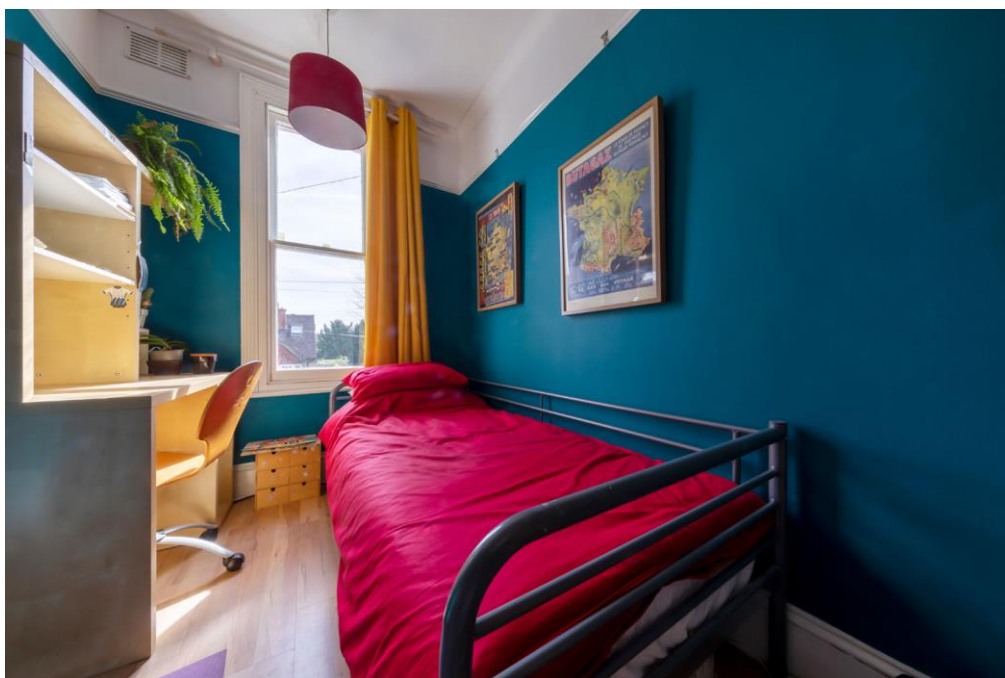
BEDROOM THREE (11'10 x 9'7) 3.62m x 2.92m

Coved ceiling, picture rail, double radiator, laminate flooring, casement window.



BEDROOM FOUR (11'7 x 6'6) 3.53m x 1.98m

Picture rail, single radiator, laminate flooring, Sash window.



FAMILY BATHROOM / WC

White suite comprising panelled p shaped bath with chrome mixer tap & chrome shower, Modern circular sink with chrome mixer tap, low flush w.c., chrome heated towel rail, laminate flooring, access to loft space.

OUTSIDE :-

FRONT

Crazy paved driveway providing off road parking for 2/3 cars, Wooden side pedestrian gate

150' REAR GARDEN

Spacious paved patio area leading to mature lawn with an abundance of border trees & shrubs, storage shed, Outside light



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We have not tested any apparatus, equipment, fitting or services and therefore cannot verify that they are in working order. Purchasers should satisfy themselves in all matters concerning planning consents, building regulations, leases and extension potential. Purchasers are also advised to arrange their own survey. anncharles estate agents