



**Kings Road, Belmont, Surrey, SM2 6DG**  
**£500,000 Freehold**



Well maintained three double bedroom Victorian Cottage located in the heart of Belmont village with a variety of local shops, Restaurants & Café, Bus routes & BR Station into London Victoria . 5 minute walk to \*Avenue primary school & short walk to \*Harris Academy.

Property features include \* Two receptions \* Kitchen/ breakfast room \* Refitted downstairs shower room /wc \*Three double bedrooms on the first floor with potential for loft conversion ( stpp)  
\*Double glazing \* Gas central heating \* Mature rear garden with rear pedestrian access gate \*

\*\*\*NO CHAIN\*\*\*

**ENCLOSED ENTRANCE PORCH- Double glazed door, Coconut floor matting**

**ENTRANCE HALLWAY  
Single radiator**

**LOUNGE (13'5 x 11' ) 4.11m x 3.35m**

Double radiator, Feature fire place with ornate surround, picture rail, double glazed splay bay window.



**DINING ROOM ( 11'10 x 11'6 ) 3.38m x 3.37m**

Double radiator, Picture rail, understairs cupboard with generous storage housing electric smart meter, double glazed window.



**KITCHEN/ BREAKFAST ROOM ( 10'11 x 9') 3.08m x 2.74m**

Fitted with a range of eye and low level white wooden units with tiled splashback plus additional storage, roll top work surfaces, one and a half bowl sink unit with mixer tap, Integrated electric NEFF oven , electric hob, space for fridge freezer, plumbing for washing machine, single radiator, tiled floor, double glazed window, double glazed door to Lean to.



**Lobby area with door to :-**

**SPACIOUS REFITTED MODERN SHOWER ROOM/WC**

White suite comprising spacious corner shower cubicle with chrome fitted shower rail & hose, vanity sink unit with storage, low flush wc, wall mounted glow worm combi boiler, Chrome heated towel rail, Modern tiled floor, wall mounted electric heater, double glazed frosted window.



**LEAN TO**

**Polycarbonate roof, fitted gardening shelves, Quarry tiled floor, outside water tap, glazed door to Garden.**



**STAIRS TO FIRST FLOOR LANDING :- Access to spacious loft area ( potential for loft conversion stpp) cloaks space**

**MASTER BEDROOM ( 14'5 x 11' ) 4.28m x 3.35m  
Double radiator, two double glazed windows**



**BEDROOM TWO (11'11 x 9') 3.38m x 2.74m**

Double radiator, fitted double wardrobe cupboard plus drawer units and shelving, double glazed window overlooking garden.



**BEDROOM THREE ( 10'11 x 8'11) 3.08m x 2.47m**  
Double radiator, double glazed window overlooking garden.



**OUTSIDE :-**

**FRONT :-** Drawf brick wall, wrought iron gate, Victorian pathway to front door, shingled border with mature bush, wall mounted gas meter.

**WESTERLY FACING REAR GARDEN :-** Spacious paved patio area leading to mature lawn with border shrubs and trees, large timber shed, wooden rear pedestrian access gate.



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 property services