



Cudham Close, Belmont heights, Sutton, Surrey, SM2 6EG
£500,000 Freehold



Three bedroom house in popular cul de sac location requiring some updating. Within few minutes walk to *Avenue primary school* & Harris academy. Short walk to Belmont village with a variety of local shops, Restaurants, Bus routes & BR Station into London. Property features include * Fitted kitchen * Downstairs wc * openplan lounge/diner * Conservatory * upstairs bathroom/wc * Gas central heating * double glazing * off road parking plus *Garage **NO CHAIN**

CANOPIED ENTRANCE : Outside light

ENTRANCE HALLWAY :- Single radiator

LOUNGE / DINER (16.01 x 14.10) 4.88m x 4.30m

Coved ceiling, Spacious storage cupboard with fitted shelves, two double radiators, open plan staircase to first floor, double glazed window, double glazed sliding doors to :-



KITCHEN (8'3 x 7'11) 2.45m x 2.17m

Fitted with eye and low level units, one and half bowl stainless steel sink unit with mixer tap, Integrated Zanussi electric oven, gas hob, wall mounted Worcester central heating boiler, single radiator, part tiled walls, plumbing for washing machine, double glazed window.



CONSERVATORY (11'7' X 10') 3.37m x 3.05m

Double glazed windows and door leading to Garden, Roof blinds, wall mounted electric heater, wall light, ceramic tiled floor.



DOWNSTAIRS WC

Pastel suite comprising low flush wc, wash hand basin with tiled splashback, Single radiator, vinyl flooring, double glazed frosted window.

STAIRS TO FIRST FLOOR LANDING :- Access to loft space, airing cupboard housing hot water tank.

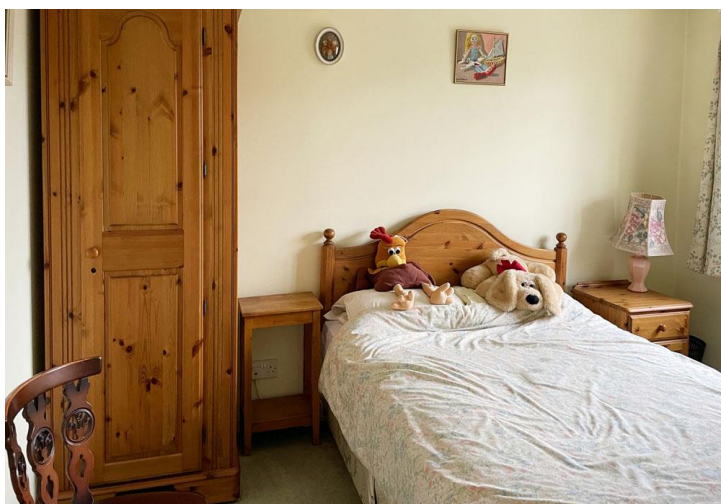
MASTER BEDROOM (9'11 x 8'5) 2.78m x 2.45m

Built in mirrored wardrobe cupboard to one wall, single radiator, double glazed window.



BEDROOM TWO (11'6 x 8'6) 3.37m x 2.46m

Single radiator, double glazed window.



BEDROOM THREE (7'2 x 6') 2.14m x 1.83m

Single radiator, double glazed window.



BATHROOM/ WC

Panelled bath with chrome mixer tap and shower attachment, fitted shower screen, pedestal wash hand basin, low flush wc, single radiator, double glazed frosted window.



OUTSIDE:-

FRONT

Mature lawn with border trees and shrubs, pathway , off street parking , side pedestrian access gate.

REAR GARDEN

Mainly laid to lawn with border trees and shrubs, stepping stone pathway to rear gate, timber shed.



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