



**Sevenoaks Close, Belmont Heights, SM2 6NL  
£460,000 freehold**



Beautifully presented two bedroom house on the popular Belmont Heights development close to Village shops , BR Station & Bus routes. Direct catchment for \*Avenue primary school, Devonshire & Harris Academy Schools. 15 minutes walk to Sutton Town centre & BR Station. Property features include \*Modern lounge  
\*Kitchen/Breakfast room\* En-suite shower/wc to Master bedroom plus family bathroom/wc\*Pretty rear garden \* Two Allocated parking spaces \*\*NO CHAIN\*\*

**PART GLAZED FRONT DOOR****ENTRANCE HALLWAY**

Laminate flooring, coved ceiling

**LOUNGE 14'11 X 11'2 (4.55m x 3.42m)**

Laminate flooring, under stairs cupboard, double glazed leaded light bay window, coved ceiling, single radiator, display shelves, downlighters.

**KITCHEN/DINER 14'3 x 9'5 (4.36m x 2.88m)**

Range of eye and low level white gloss units, single drainer stainless steel sink unit with mixer tap, integrated 'fridge/'freezer and dishwasher, Built in Bosch electric oven, gas hob, extractor fan, ceramic tiled floor, double glazed window, coved ceiling, part tiled walls, New Ariston Gas combination central heating boiler, Hotpoint washing machine, Integrated Microwave, Laminated flooring, double radiator, double glazed sliding patio doors to garden





**STAIRS TO FIRST FLOOR LANDING**

Access to loft space, smoke alarm

**MASTER BEDROOM 13'8 x 11'3 (4.17m x 3.43m)**

Built in wardrobe cupboards, double glazed leaded light window, single radiator, coved ceiling door to

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**ENSUITE SHOWER/WC**

Corner shower cubicle, low flush wc, part tiled walls, Attractive double glazed leaded light window, sink with mixer tap, vinyl flooring.



**BEDROOM TWO 11'10 x 7'3 (3.62m x 2.21m)**

Double glazed window, coved ceiling



**BATHROOM/WC**

panelled bath with Chrome mixer tap & hand held shower attachment, low flush wc, pedestal wash hand basin with Chrome taps, double glazed frosted window, coved ceiling, single radiator, part tiled walls, Vinyl flooring



**OUTSIDE FRONT**

Storage cupboard housing electric and gas meters, Shingled bed with planted shrubs.

**REAR GARDEN**

Crazy paved patio area, mature lawn with stepping stones to Timber shed, outside lighting, rear access gate

Allocated parking for 2 vehicles .



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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