

# Butler's

thoughtful estate agency



## Chelmsford Close

Sutton, SM2 5BG

Whether you are looking to buy a home for the first time or you are up or downsizing, we're sure you are finding that there is very little choice on the market, with you possibly having to settle with a lovely looking yet maintenance heavy older property, possibly being in a location that just isn't quite right. Chelmsford Close ticks so many boxes. Positioned within the desirable Belmont Heights development, and located in a cul-de-sac that is friendly yet quiet, you really can have it all. Inside, the contemporary layout covers all bases and a real crowd-pleaser, with all the rooms being in perfect harmony with each other. The kitchen is a great place to cook up a storm in, with the lounge/diner having ample space to incorporate a dining table with views and access onto the level rear garden, which is perfectly positioned for you and your guests to all spill out onto when dinner is done. Upstairs, a spacious master bedroom has a range of fitted wardrobes, with the second bedroom being of similar proportions. On the outside, the property boasts allocated parking and is in a location that means you are just a short walk into Belmont & Sutton, with a vast selection of shopping facilities, restaurants and bars - with outstanding schooling & mainline train stations whizzing you up to town in no time at all. Downsides? Well if you consider the property also has no onward chain, were struggling to find any!

Offers over £475,000

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- Excellent semi-detached house
- Level rear garden
- Cloakroom & family bathroom
- Artificial staging has been used within the advertisement
- NO ONWARD CHAIN
- Allocated Parking to front
- Close to outstanding local schooling
- Desirable cul-de-sac Location
- Spacious living/dining room
- Short walk to Belmont & Sutton mainline stations

## GROUND FLOOR

Hallway

Living/Dining Room

15'1 x 12'7 (4.60m x 3.84m)

Kitchen

8' x 6'6 (2.44m x 1.98m)

Cloakroom

5'7 x 2'7 (1.70m x 0.79m)

## FIRST FLOOR

Landing

Bedroom

12'7 x 8'3 (3.84m x 2.51m)

Bedroom

12'8 x 8'1 maximum (3.86m x 2.46m maximum)

Bathroom

6'6 x 5'7 (1.98m x 1.70m)

OUTSIDE

Rear Garden

Allocated Parking



Directions

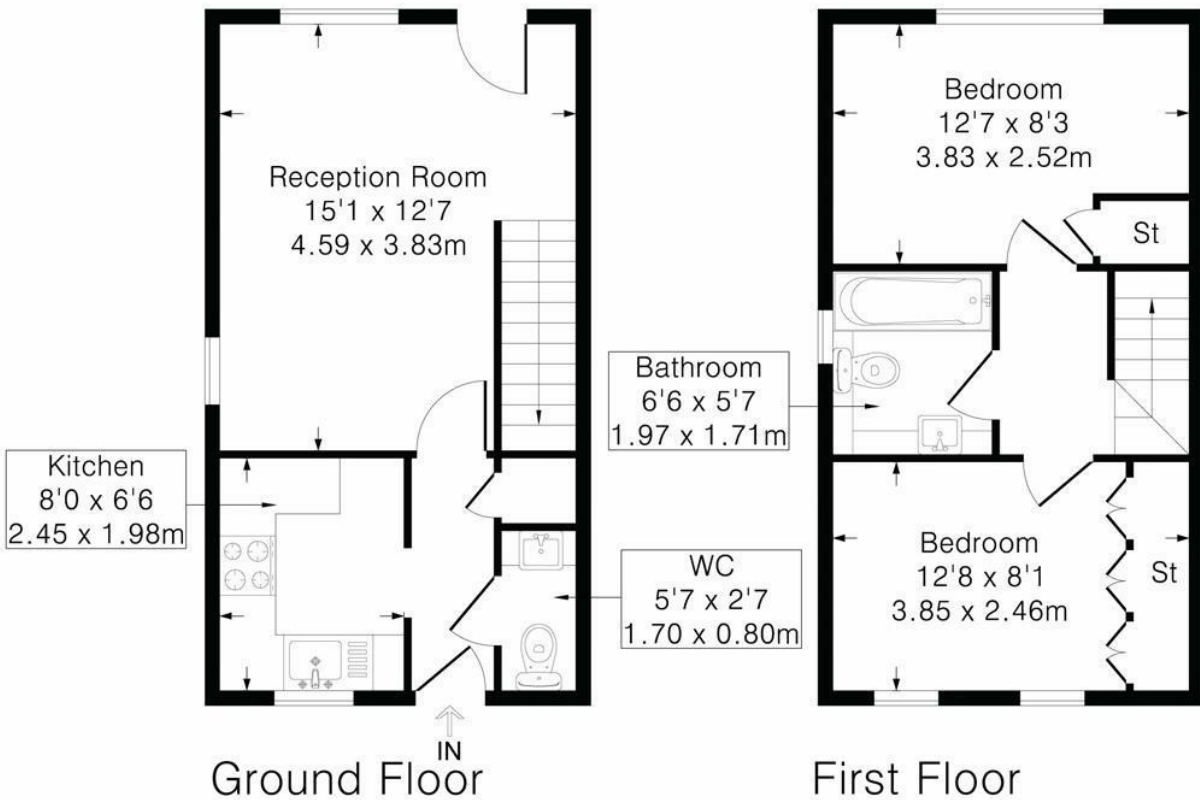


Floor Plan

**Approximate Gross Internal Area 592 sq ft - 54 sq m**

Ground Floor Area 296 sq ft – 27 sq m

First Floor Area 296 sq ft – 27 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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