





BELMONT RISE, CHEAM, SUTTON, SM2

£850,000 FREEHOLD

A BEAUTIFULLY PRESENTED DETACHED FAMILY HOME FEATURING SPACIOUS ROOM SIZES THROUGHOUT AND A SUPERB 86FT REAR GARDEN

Winkworth

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AT A GLANCE

- Detached Family Home
- Four Good-Sized Bedrooms
- Entrance Porch & Reception Hall
- Vast Dining Room
- Spacious Living Room
- Modern Fitted Kitchen/Breakfast Room
- Ensuite Shower Room
- Shower Room
- Garage
- Rear Garden Approx. 86ft
- Large Driveway
- Close to Several Well-Regarded Schools

DESCRIPTION

This substantial detached family home is ideally located within easy reach of the highly sought-after Avenue Primary Academy and Harris Academy. Offering generous proportions throughout, the property benefits from off-street parking for multiple vehicles and an impressive 86ft west-facing rear garden, complete with a secluded area perfect for a home office, studio, or keen gardeners.

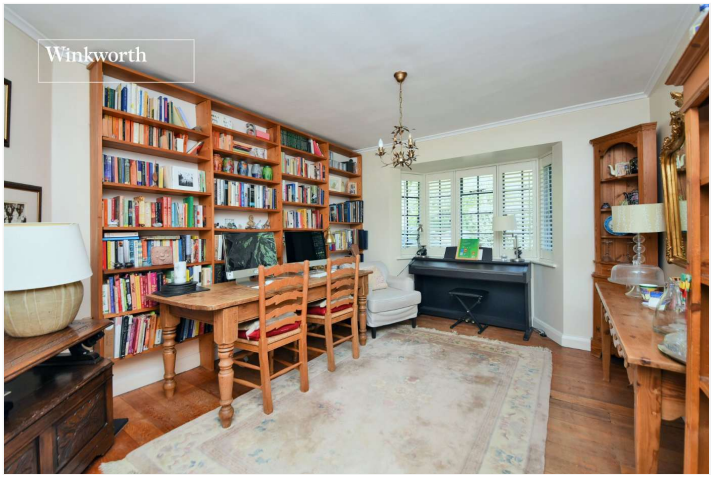
Beautifully presented and well-maintained, the home provides bright and airy living spaces. The ground floor features an elegant reception hall with parquet flooring, a spacious front-facing dining room with a large bay window, a welcoming living room with a feature fireplace, a downstairs cloakroom/WC and a contemporary fitted kitchen with space for dining and Crittall-style doors opening onto the garden.

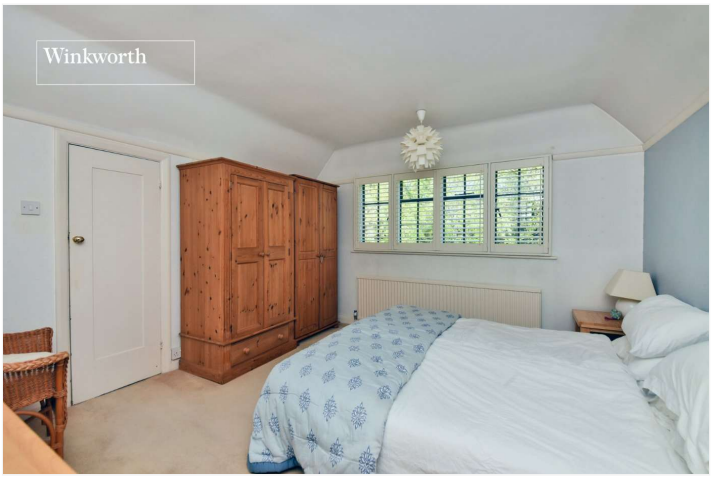
Upstairs, the property offers four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, along with a recently renovated family shower room.

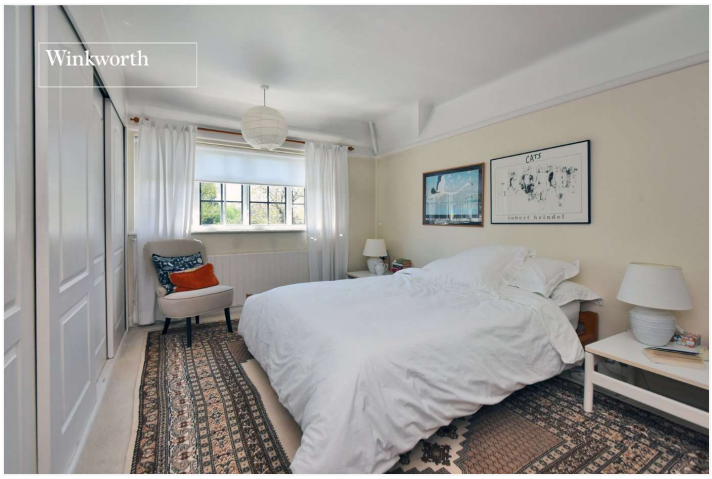
Externally, the rear garden enjoys a desirable westerly aspect and offers a high degree of privacy. Immediately to the rear of the house is a patio area, ideal for outdoor dining, leading onto a large lawn and a charming hidden section with a greenhouse and storage shed. To the front, the driveway provides ample off-street parking and gives access to the garage.

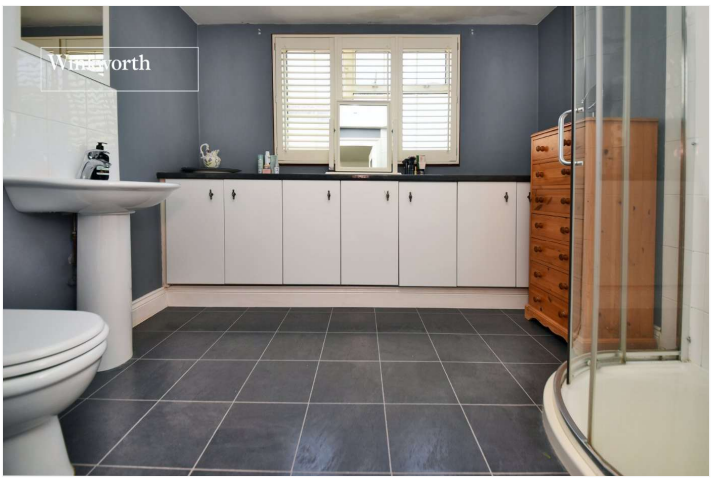
Locally, Cheam Village and Belmont Village offer a variety of shops, cafés and restaurants, while Sutton town centre provides a more extensive range of shopping facilities and supermarkets. Commuters will benefit from nearby Belmont, Cheam and Sutton stations, all providing easy access to Central London. Additional amenities include bus routes to surrounding areas, the picturesque parkland of Nonsuch Park, and a number of leisure centres.













ACCOMMODATION

Entrance Porch

Reception Hall

Dining Room - 17' x 11' Max (5.18m x 3.35m Max)

Living Room - 17' x 12' Max (5.18m x 3.66m Max)

Kitchen/Breakfast Room - 15'4" x 10'9" Max (4.67m x 3.28m Max)

Downstairs WC

Bedroom - 15' x 12' Max (4.57m x 3.66m Max)

Bedroom - 12'8" x 12'8" Max (3.86m x 3.86m Max)

Bedroom - 9'6" x 9'6" Max (2.9m x 2.9m Max)

Bedroom - 8'11" x 8'11"36'1"ax (2.72m x 2.72m11max)

Ensuite Shower Room - 9'6" x 8'1" Max (2.9m x 2.46m Max)

Shower Room - 9'2" x 5'7" Max (2.8m x 1.7m Max)

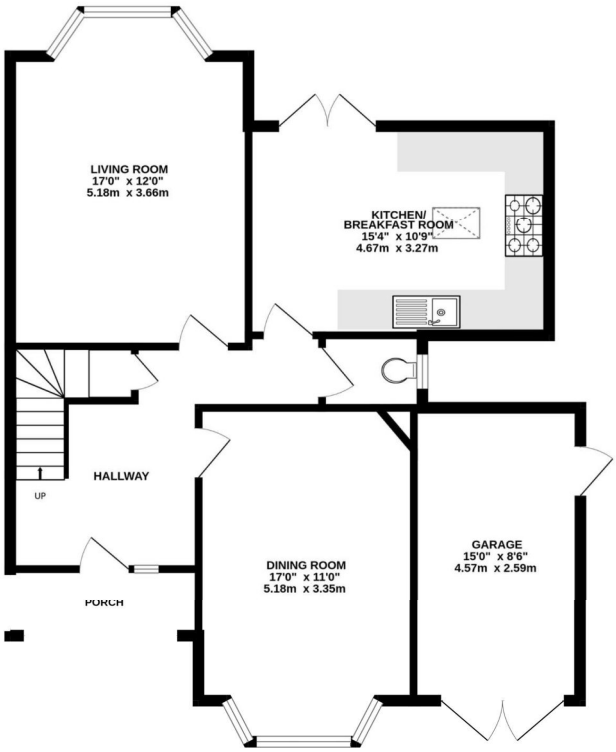
Garage - 15' x 8'6" Max (4.57m x 2.6m Max)

Garden - Approx. 86ft

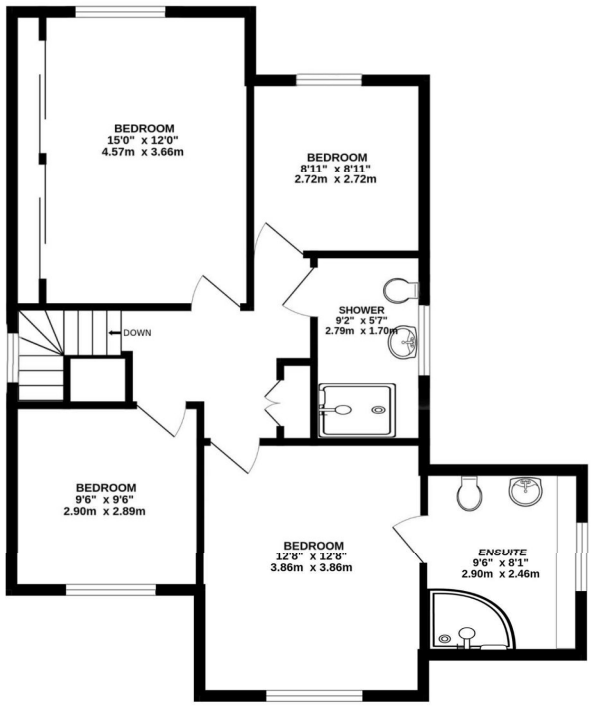
Belmont Rise, Cheam SM2 6EE

INTERNAL FLOOR AREA (APPROX.) 1590 sq ft/ 147.7 sq m

Garden extends to 86' (26.2m) approx.



GROUND FLOOR



FIRST FLOOR

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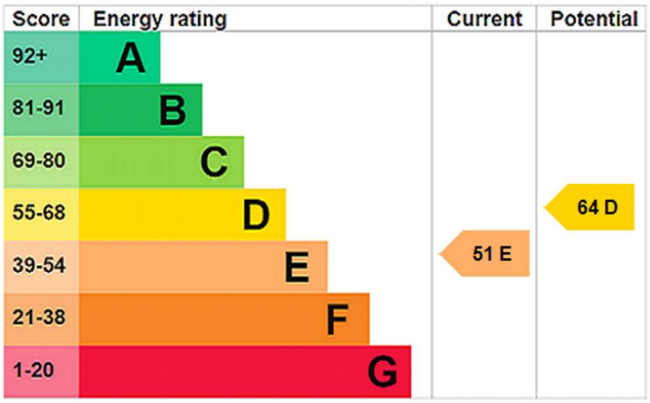
This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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See things differently

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