



THE CRESCENT, BELMONT, SUTTON, SM2
£1,095,000 FREEHOLD

**AN IMPOSING, SIX BEDROOM DETACHED PROPERTY
OFFERING SIGNIFICANT SCOPE FOR IMPROVEMENT
AND EXTENSION**

Winkworth

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AT A GLANCE

- 6 Bedrooms
- Entrance Hall
- Living Room
- Dining Room
- Breakfast Room
- Kitchen
- Study
- Bathroom
- Bathroom
- Separate Wc
- Loft Storage
- Garden 120 ft Approx
- Driveway
- Garage
- Council Tax Band G
- EPC Rating D

DESCRIPTION

This imposing, six-bedroom, detached property is situated in South Sutton nearby several local amenities and provides over 2700 sq. ft of accommodation, offering the perfect family home.

The house will appeal to families seeking excellent local schools including Avenue Primary Academy, Nonsuch High School for Girls and Sutton Grammar. Commuters have the choice of train stations at Belmont, Sutton and Cheam.

The property, which requires some updating throughout, offers an abundance of original character, including parquet and herringbone wooden flooring, picture rails, skirting boards and a beautiful I-shaped staircase.

Accommodation on the ground floor includes a spacious entrance hall, two large reception rooms which could be used as the living room and dining room, a further reception room/breakfast room, a study facing the front aspect and kitchen.

Upstairs, there are four bedrooms and two bathrooms on the first floor and two further bedrooms and plenty of loft storage on the second floor.

Externally, you will find a well-maintained rear garden that extends to approximately 120 feet and a detached garage accessed via the adjoining road.

The property offers significant scope for improvement and extension subject to the usual planning consents. The property also owns scope for development, including splitting the plot, again subject to the usual consents.



ACCOMMODATION

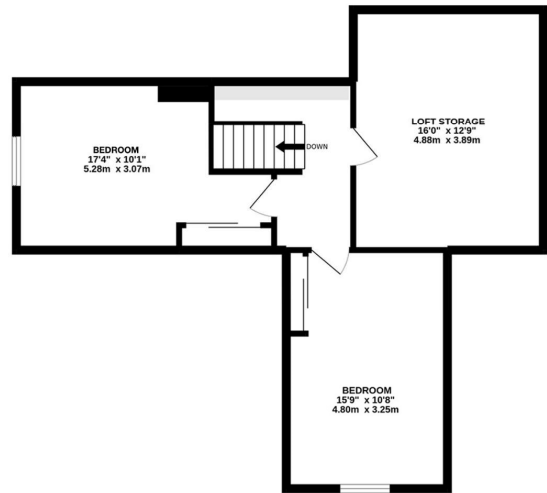
- Entrance Hall - 16'5" x 10'9" Max (5m x 3.28m Max)
- Living Room - 19' x 15'8" Max (5.8m x 4.78m Max)
- Dining Room - 18'5" x 12'9" Max (5.61m x 3.89m Max)
- Breakfast Room - 11'3" x 10'10" Max (3.43m x 3.3m Max)
- Kitchen - 14'5" x 11'5" Max (4.4m x 3.48m Max)
- Downstairs Cloakroom
- Study - 10'10" x 9'10" (3.3m x 3m)
- Bedroom - 15'10" x 12'10" Max (4.83m x 3.9m Max)
- Bedroom - 15'7" x 12'8" Max (4.75m x 3.86m Max)
- Bedroom - 11'10" x 10' Max (3.6m x 3.05m Max)
- Bedroom - 10'8" x 9'10" Max (3.25m x 3m Max)
- Bathroom - 10'8" x 9'2" Max (3.25m x 2.8m Max)
- Bathroom
- Separate WC
- Bedroom - 15'9" x 10'8" Max (4.8m x 3.25m Max)
- Bedroom - 17'4" x 10'1" Max (5.28m x 3.07m Max)
- Loft Storage - 16' x 12'9" Max (4.88m x 3.89m Max)
- Garden - 120 ft Approx
- Driveway

The Crescent, Belmont SM2 6BP

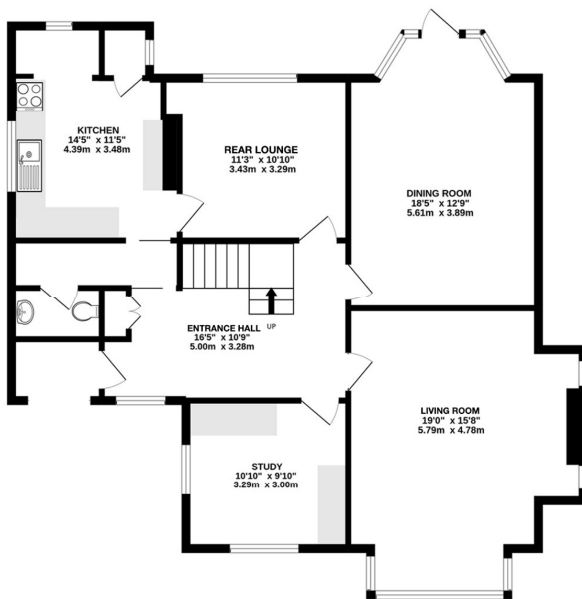
INTERNAL FLOOR AREA (APPROX.)

2715 sq ft/ 252.2 sq m

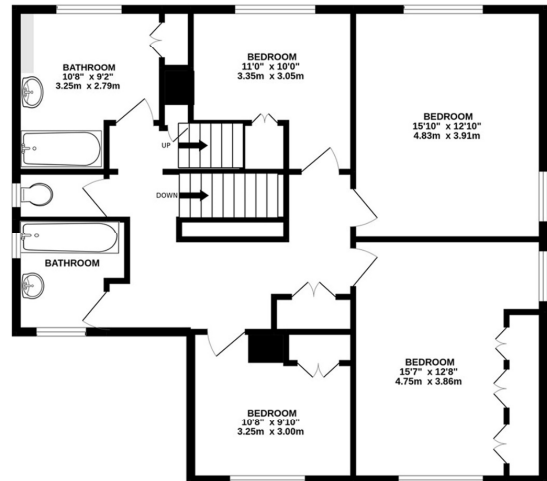
Garden extends to 120' (36.57m) approx.



SECOND FLOOR



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		58	82
England, Scotland & Wales		EU Directive 2002/91/EC	

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