



THE CRESCENT, BELMONT, SUTTON, SM2
£800,000 FREEHOLD

A SUPERB EDWARDIAN HOUSE OFFERING FOUR DOUBLE BEDROOMS, A STUNNING KITCHEN/BREAKFAST ROOM AND A LOCATION IDEAL FOR SEVERAL TRAIN STATIONS

Winkworth

Cheam Office | 020 8770 7766 | cheam@winkworth.co.uk

winkworth.co.uk

See things differently



AT A GLANCE

- 4 Bedrooms
- 2 Large Reception Rooms
- Kitchen/Breakfast Room
- Utility Room
- Downstairs WC
- Family Bathroom
- Shower to Principal Bedroom
- Loft Room with Eaves Storage
- Garden approx. 100ft
- Council Tax Band E
- EPC Rating D

DESCRIPTION

A beautiful example of a period property which skilfully combines classic turn of the Century architecture with contemporary interior décor. Particular features include the handsome arched portico above the front door, high ceilings and attractive fire surrounds to many of the rooms, a modern high gloss kitchen/breakfast room ideal for family suppers and entertaining and a private mature garden extending to approx. 100ft. The location allows easy access to an abundance of amenities including train stations into central London from Belmont, Sutton and Cheam Village and well-regarded schools which include Avenue Primary Academy and the renowned Nonsuch High School for Girls.

The accommodation comprises spacious front living room, separate dining room with doors onto the rear garden, well-appointed kitchen/breakfast room, useful utility room, downstairs WC, four double bedrooms with the principal bedroom having a private shower, first floor family bathroom and large loft room with lots of eaves storage space. The house throughout is beautifully decorated in a soft colour palette which compliments the age and style of the property and creates a lovely light, airy atmosphere.

Externally, the front offers side access and is paved to provide plenty of off-street parking. The large back garden is lush and green and starts with a wide terrace overlooking the lawn. Surrounding mature planting creates privacy and the ideal space for relaxing and outside dining and socialising. There is also an extremely useful cellar, perfect for storage.

Locally, Cheam Village provides a wide choice of leisure facilities including, shops, restaurants, bars, leisure centre and Cheam and Nonsuch Parks.



ACCOMMODATION

Entrance Hall

Living Room - 15'2" x 15'2" max (4.62m x 4.62m max)

Dining Room - 15'9" x 12' max (4.8m x 3.66m max)

Kitchen/Breakfast Room - 20'10" x 9'10" max (6.35m x 3m max)

Utility Room

Downstairs WC

Bedroom with Shower - 14'2" x 12'10" (4.32m x 3.9m)

Bedroom - 15'8" x 10'10" max (4.78m x 3.3m max)

Bedroom - 11'11" x 10'10" max (3.63m x 3.3m max)

Bedroom - 10'10" x 8'7" max (3.3m x 2.62m max)

Family Bathroom

Loft Room - 22'4" x 14'1" max (6.8m x 4.3m max)

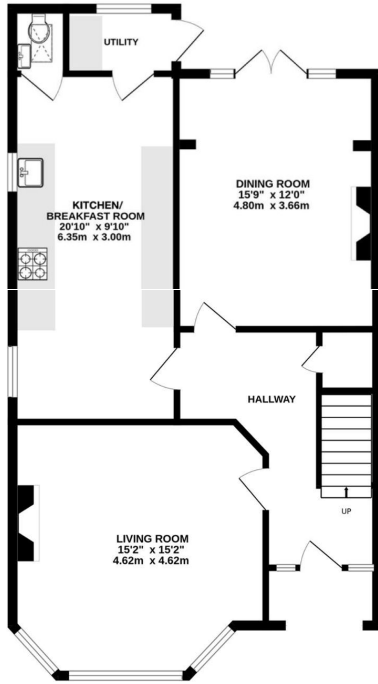
Garden - Approx. 100ft

The Crescent, Belmont SM2 6BJ

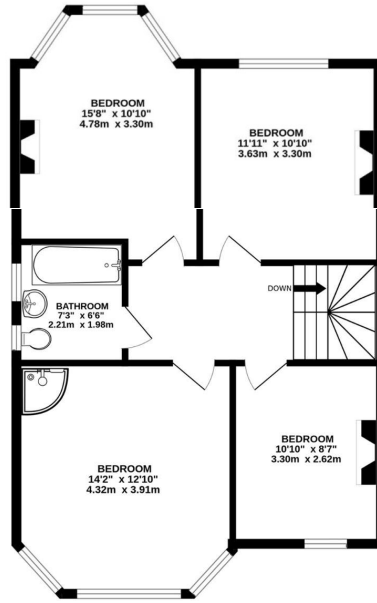
INTERNAL FLOOR AREA (APPROX.)

1938 sq ft/ 180.0 sq m

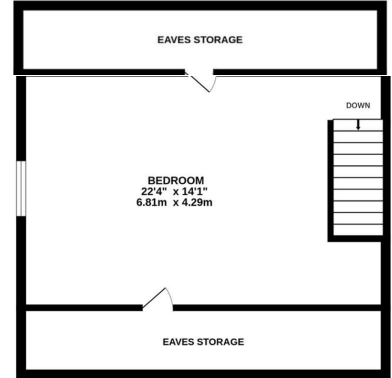
Garden extends to 100' (30.48m) approx.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Winkworth

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2023.

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		76
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Winkworth

winkworth.co.uk

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.