



BELMONT RISE, CHEAM, SUTTON, SM2
£960,000 FREEHOLD

**A SPACIOUS FAMILY HOME FEATURING A SUPERB
KITCHEN/FAMILY ROOM AND A LOCATION IDEAL FOR
TRAINS INTO LONDON AND GOOD SCHOOLS**

Winkworth

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See things differently



AT A GLANCE

- Six Bedrooms
- Spacious Kitchen/Family/Dining Room
- Front Reception Room
- Utility Room
- Cloakroom/WC
- Family Bathroom with Separate WC
- Shower Room/WC
- Garden approx. 95ft
- Trains from Cheam and Sutton into London
- Close to Sought After Schools
- Council Tax Band F
- EPC Rating C

DESCRIPTION

An attractive six bedroom, extended family home situated within easy reach of Cheam Village offering a wide range of amenities including shops and restaurants, David Lloyd leisure centre, library, parks and a train station providing regular services into central London. Local schools in the area are highly regarded and still include grammar schools at Cheam and nearby Sutton, including the sought after Nonsuch High School for Girls.

The accommodation is substantial at approx. 2625 sq ft and comprises an open-plan kitchen/living/dining room, separate front reception room with large bay window, utility room, downstairs cloakroom/WC, five double bedrooms plus a good sized single bedroom, a first floor family bathroom with separate WC and a second floor shower room.

The house is obviously a well-loved family home and over the years the current owners have thoughtfully extended to create a layout that is ideal for modern family life. In particular, the superb open-plan living space at the back of the house, which incorporates the kitchen as well as zones for lounging and dining, is perfect for socializing and entertaining. The spacious front living room provides an additional area for family members to spend time separately if wished, and is large enough to hold a grand piano! Upstairs, on both floors, the bedrooms are well-proportioned with some having fitted wardrobes and others having plenty of space for furniture. Useful storage can be found within the eaves on the second floor.

Externally, to the front there is plenty of space for off-street parking plus access to the garage. The rear garden extends to approx. 95ft and has a large patio set directly off the back of the house accessed via wide bi-folding doors. High fencing and attractive ornamental planting ensure privacy whilst also providing interest in this very attractive garden.



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ACCOMMODATION

Entrance Hall

Front Reception Room - 17'10" x 13'5" max (5.44m x 4.1m max)

Kitchen/Family/Dining Room - 28'7" x 26'5" max (8.7m x 8.05m max)

Utility Room

Cloakroom/WC

Bedroom - 18' x 12' max (5.49m x 3.66m max)

Bedroom - 15'2" x 12' max (4.62m x 3.66m max)

Bedroom - 11'3" x 9'7" max (3.43m x 2.92m max)

Bedroom - 8'4" x 8' max (2.54m x 2.44m max)

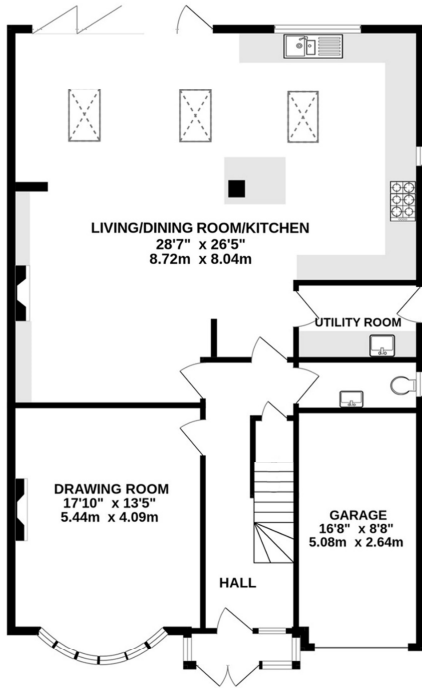
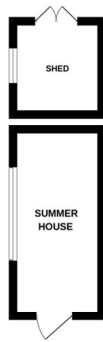
Family Bathroom with Separate WC

Bedroom - 24'5" x 16'8" max (7.44m x 5.08m max)

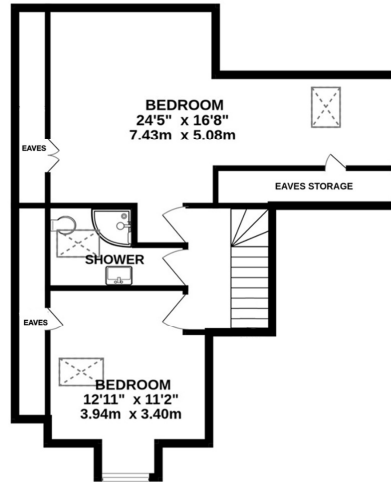
Bedroom - 12'11" x 11'2" max (3.94m x 3.4m max)

Shower Room/WC

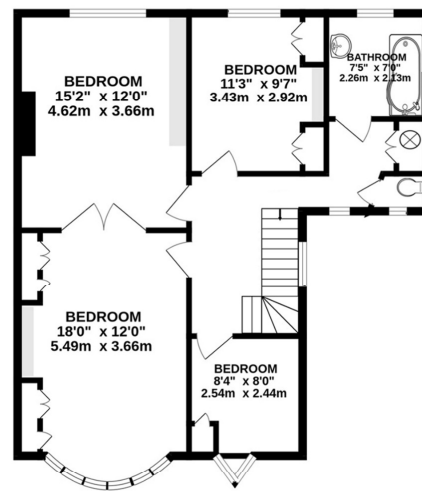
Garage - 16'8" x 8'8" max (5.08m x 2.64m max)



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

Belmont Rise, Cheam SM2 6EQ

INTERNAL FLOOR AREA (APPROX.) 2625 sq ft/ 243.8 sq m

Excluding Outbuildings

Garden extends to 95' (29.0m) approx.

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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	81
England, Scotland & Wales		EU Directive 2002/91/EC	

