



Downs Road, Sutton

The PERSONAL Agent

# Offers In Excess Of £400,000 Freehold

- 734 sq ft property
- Two bedrooms
- Mid terrace cottage
- 11'11 x 11'2 Kitchen
- 12' x 11' Living room
- Modern Kitchen & Bathroom
- Generous Garden
- Walking distance of Belmont Station
- Near Banstead woods
- No onward chain

A charming mid terrace cottage located on Downs Road in Sutton. Spanning an inviting 734 square feet, this delightful home features two spacious double bedrooms, making it ideal for couples, small families, or those seeking a comfortable living space.

Upon entering, you will find a separate living room that provides a cosy retreat, perfect for relaxation or entertaining guests. The open plan kitchen and dining area create a warm and inviting atmosphere, ideal for family meals or social gatherings. The layout of the property maximises space and light, ensuring a pleasant living experience.

An excellent location opposite Banstead Common and situated just a few minutes' walk from Belmont station, commuting to central London is both convenient and



efficient as well as excellent local bus services which also go into Banstead Village. Nearby Belmont village offers a variety of local amenities, including shops, cafes, and parks, enhancing the appeal of this lovely location.

This property is offered for sale with no onward chain, allowing for a smooth and straightforward purchasing process. Whether you are a first time buyer or looking to downsize, this mid-terrace cottage presents an excellent opportunity to secure a charming home in a desirable area. Do not miss the chance to make this delightful property your own.

The property comprises of an enclosed entrance hall leading to a 12' x 11 Living room with open fireplace and access to the 11'11 x 11'2 Kitchen/Breakfast room. An inner lobby with rear access and leading to

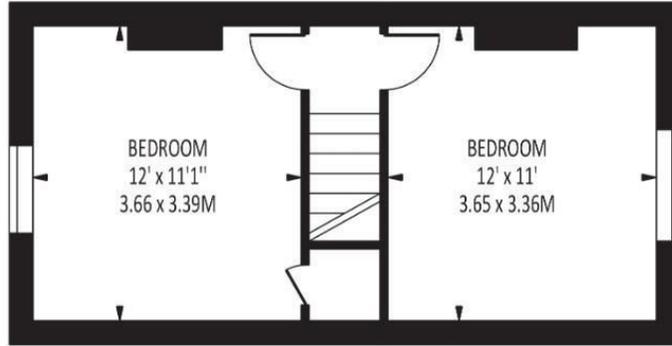
the downstairs bathroom. On the first floor two double bedrooms, Bedroom one benefiting from built in wardrobes. Outside there is a large rear maintained garden with patio area. Permit parking to the front.

Location wise it couldn't get any better. Set in a central position, you have incredible schooling, transport links and amenities on your doorstep, such as Belmont station just couple of minutes walk away. You are also so close to Sutton, Belmont and Banstead, along with Banstead woods.

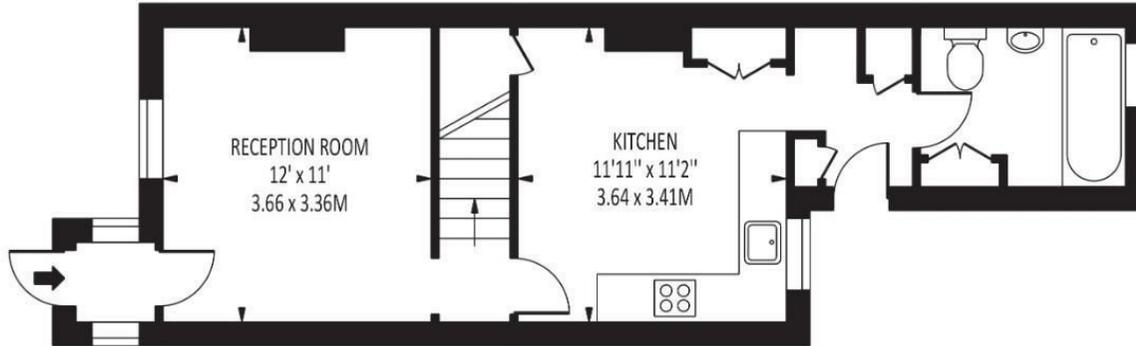
Tenure - Freehold  
Council tax band - D







FIRST FLOOR



GROUND FLOOR

Disclaimer: For Illustration Purposes only  
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>80</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>			EU Directive 2002/91/EC

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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.



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23 avril 1933

IMP. MONÉGAQUE - MONTE-CARLO

