

# Butler's

thoughtful estate agency



Belmont Rise  
Sutton, SM2 6EE  
£850,000

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## Belmont Rise

Cheam, Sutton, SM2 6EE

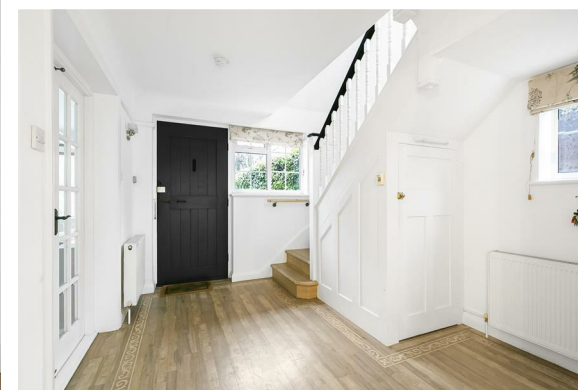
Every now and again a house comes to market that is truly exceptional, with this stunning 3 bedroom detached home being one such property. It really is a house that has been fastidiously cared for and updated without compromise, and if you love to entertain, there is no other property quite like it on the market or likely to be in the near future.

Location-wise it couldn't get any better. Set within a highly central yet coveted location, you have incredible schooling, transport links and amenities on your doorstep. You'll be spoilt for choice for dining out and going for walks in green open spaces, enhancing your well-being.

Inside the house, the lounge is a fabulous space for you to relax in, being perfect for you to snuggle down on a comfy chair with a good book, looking out to the garden through your large windows that floods the room with light. The real heart of the home is the incredible kitchen/garden room, with an abundance of workspace to really cook up a storm - you'll be the envy of all of your friends and family! This large garden room space not only works well for breakfast with your loved ones, but also more formal dinner parties or gatherings, being a wonderful place to entertain in with it's vaulted ceilings and bespoke seating. Drink in hand you can all spill out onto the patio via the french doors after your lovely evening meal.

Upstairs, the bedrooms will truly impress and will be a pleasure to relax in, we think that you'll be having a few more early nights as you will be so eager to nestle down in what are incredibly stylish surroundings. All the rooms are then served by either a modern family bathroom or en-suite to the principle bedroom. Lastly, the house boasts a dedicated office/play room, utility room and cloakroom serving the ground floor.

Outside, a beautiful, landscaped rear garden will be great for every age range, with a large gated driveway to the front providing ample off street parking, leading to the garage





## GROUND FLOOR

Hallway

Living Room  
16'5 x 11'11 maximum (5.00m x 3.63m maximum)

Dining Room/Office  
16'1 x 10'1 maximum (4.90m x 3.07m maximum)

Kitchen  
11' x 9'11 (3.35m x 3.02m)

Garden Room  
13'10 x 11'8 maximum (4.22m x 3.56m maximum)

Utility Room  
10'4 x 5' (3.15m x 1.52m )

Cloakroom

## FIRST FLOOR

Landing

Bedroom  
13'1 x 10'10 (3.99m x 3.30m)

En-Suite  
11'3 x 6'1 maximum (3.43m x 1.85m maximum)

Bedroom  
15'1 x 11'10 maximum (4.60m x 3.61m maximum)

Bedroom  
9'1 x 8'11 (2.77m x 2.72m)

Bathroom  
9'5 x 6' (2.87m x 1.83m)

## OUTSIDE

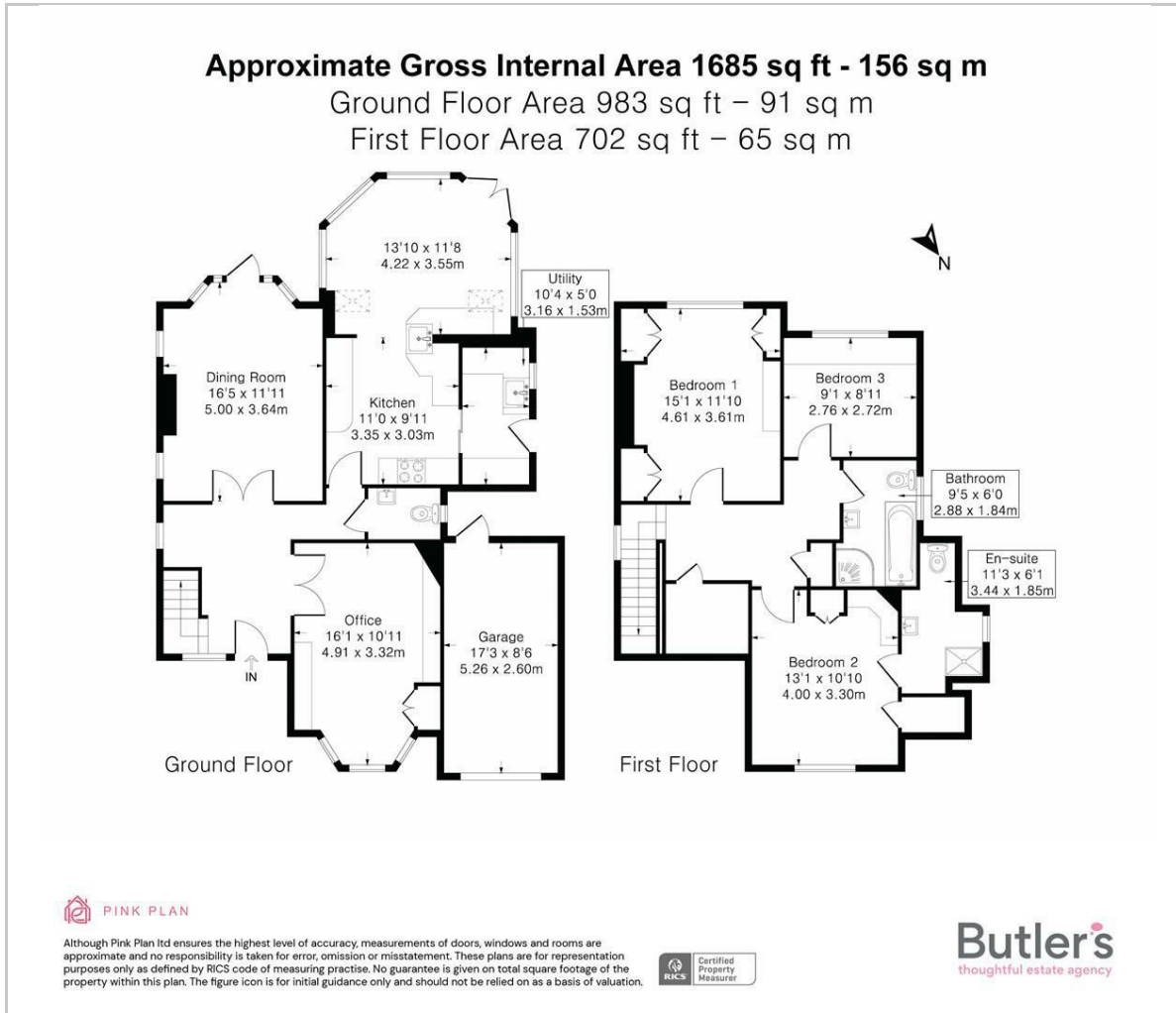
Driveway

Garage

Rear Garden



## Floor Plan

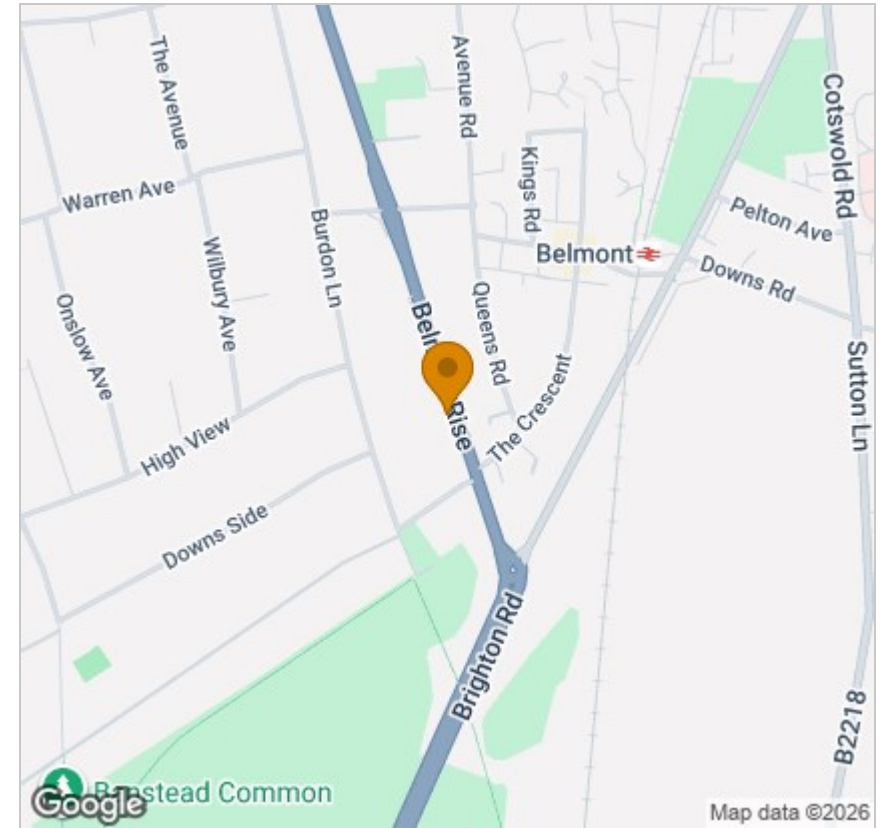


## Viewing

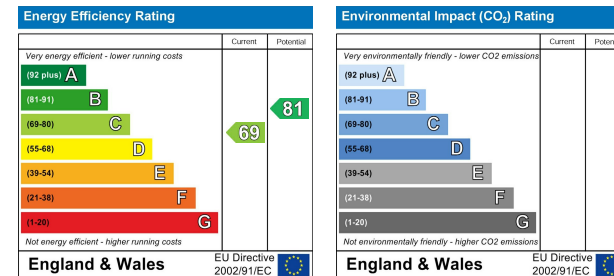
Please contact our Butler's Sutton Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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