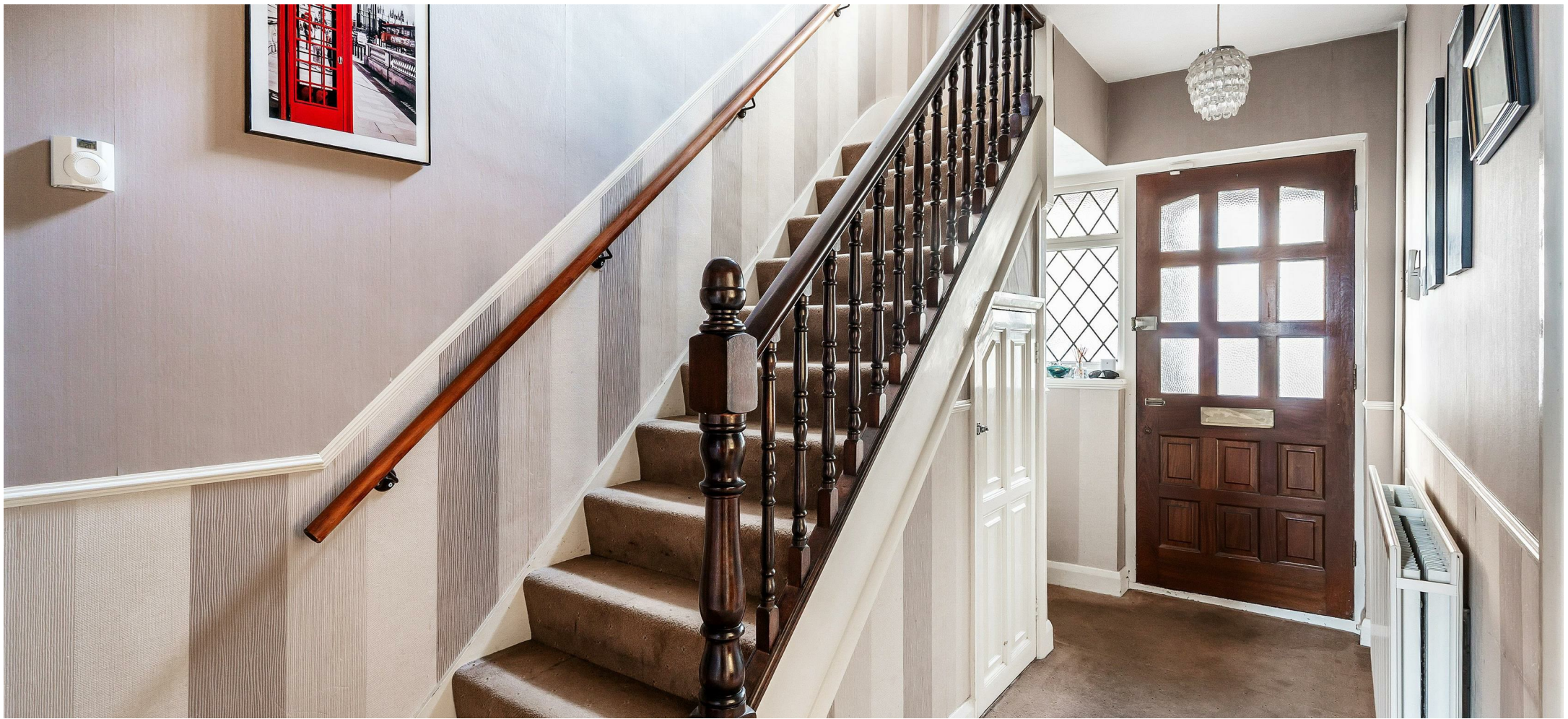




The Crescent, Belmont Village,
Offers Over £875,000 - Freehold



**WILLIAMS
HARLOW**











Williams Harlow Cheam – A detached house with an excellent location for The Harris academy and Avenue Road schools. Belmont Village also boasts and provides a small high-street and train/bus station, all within 5 mins walk.

The Property

A house which presents as an impressive family home. The décor, which is neutral, is well presented and homely, without pretence the house immediately puts you and visitors at ease. You enter into the glass porch which gives you a chance to slip off the outside shoes and coat. Into the entrance hall and the ground floor includes two reception rooms, the dining room has been extended and the lounge to the front of the house; both offer fireplaces. Also to the ground floor the modern kitchen breakfast room and cloakroom. Upstairs, and three double bedrooms, two bathrooms and separate lavatory await. There is also an integrated garage.

Outdoor Space

A private south east facing rear garden measures circa 65ft. With patio and lawn with hedge planting it's a pretty and usable garden. There is a long driveway in front of the house which provide parking for several cars.

The Local Area

Located between Cheam Village and Belmont Village, with Sutton town centre a little further along, you are really nestled in some of the best neighbourhoods available locally. The area feels safe to walk around and is perfect for kids travelling to school. Having been a family area for so long, it has lots of amenities to hand to include parks, schools, shops and restaurants. Banstead, Epsom, Sutton and Carshalton are all within short driving distances. Belmont Village has its own high street complete with bakery, hairdressers, restaurants and bus terminals and train station.

Why You Should Buy

Offering that all important SM2 postcode, this house combines the best of location and its amenity value, accommodation size and just general comfort for the whole family.

Local Transport

Belmont Train Station – London Victoria circa 50 mins.- 1 minute

Cheam Train Station - London Victoria and London Bridge - Southern Service - Circa 36 mins. Epsom - Circa 1.3 miles
Buses -

80 - Belmont Via Sutton to Morden Tube.

164 - Sutton to Wimbledon

280 - St Georges Tooting to Belmont Via Sutton

N44 - Trafalgar Sq to Sutton

S1 - Banstead to Mitcham via St Helier Hospital

S2 - Epsom to St Helier

S3 - Belmont to New Malden Via Sutton

S4 - Purley Way to Sutton Via Wallington

Local Schools

The Avenue – Mixed State – Ages 3 – 11

Barrow Hedges – Mixed State – Ages 3 – 11

Harris – Mixed Academy – Ages 11 – 19

Seaton House – Mixed Fee Paying – 2 – 11

Devonshire – Mixed – 3 – 11

Features

Three Bedrooms – Two Bathrooms – South East Facing Garden
– Lots Of Parking – Garage – Extended Dining Room

Benefits

Belmont Village – Moments From Shops And Transport – SM2
Postcode – Sought After Road – Close to Harris – Close To
Avenue Road – Close A217 – Close to Banstead Golf Course
– Close To Marsden Cancer Hospital

Council Tax and EPC

F AND TBC

Why Williams Harlow

We offer specific and professional expertise within this area.

Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity.



Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

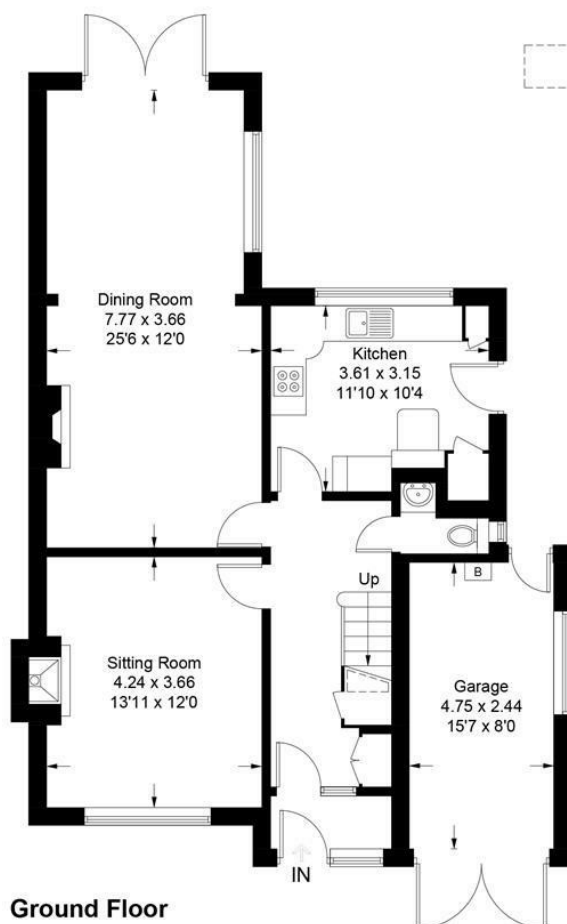
Approximate Gross Internal Area = 140.1 sq m / 1508 sq ft

Garage = 12.3 sq m / 132 sq ft

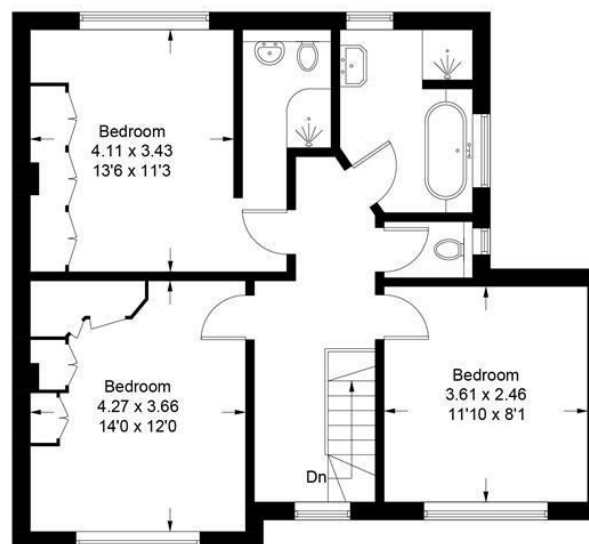
Total = 152.4 sq m / 1640 sq ft



 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1258142)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	56
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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