



16 Belmont Rise, Cheam, Sutton, SM2 6EQ  
**Offers in Excess of : £800,000**

Freehold

EPC Rating E - Council Tax Band F





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Freehold

This four-bedroom detached house presents a golden opportunity for families seeking a spacious and well-located home. Offered with no chain, this residence is in good condition, ready to be transformed into your dream home with some cosmetic updates. Nestled between Cheam & Belmont villages, you'll enjoy the convenience of numerous well known and boutique shops, amenities, highly sought after schools all within easy reach. The excellent local and London bound transport facilities make commuting a breeze.

The internal accommodation comprises a welcoming and spacious entrance lobby, two large reception rooms, kitchen/breakfast and downstairs WC. On the first floor you will find four bedrooms, family bathroom and separate WC. Additional features complimenting this home include private off street park for several cars, adjoining garage, landscaped rear garden and potential to extend (stpp).



### **Front**

Drop curb and block paved drive allowing space for several cars, low level brick wall with shrub orders, access to garage with double doors, side access gate leading to rear garden, brick built open storm porch, lighting.

### **Entrance Hall**

Approached via original wood panel with frosted glazed windows to front aspect, under stair storage cupboard, picture rail, radiator.

### **Downstairs WC**

Low level WC, wash basin with mixer tap and under storage, part tiled walls, frosted glazed window to rear aspect.

### **Dining Room**

Glazed leaded window to front aspect, radiator, electric feature fireplace with wood and tile surround and hearth, picture rail.

### **Living Room**

Double glazed stain glass windows to side aspect, original glazed window to rear aspect, glazed panel door leading to garden, electric feature fireplace with tile and wood mantle surround, picture rail, radiator.

### **Kitchen / Breakfast Room**

Range of eye and base units with roll top worksurface, eye level 'Neff' oven, built in microwave, fitted 'Neff' hob with overhead extractor fan, stainless steel sink with mixer tap and drainer, space and plumbing for washing machine, double glazed window to front and side aspect, pantry cupboard, wall mounted 'Worcester Bosch' boiler, which is less than one year old, door access to garden.





**Landing**

Approached via open balustrade staircase, double glazed stain glass window to side aspect, picture rail, loft hatch with pull down ladder, doors to all first floor rooms.

**Bedroom One**

Double glazed windows overlooking rear garden, fully fitted floor to ceiling wardrobes, built in dressing table, wall mounted mirror, double glazed window to side and rear aspect, radiator, picture rail.



**Bedroom Two**

Glazed rectangular bay window to front aspect, built in wardrobes and dresser, picture rail, radiator.

**Bedroom Three**

Glazed window to front aspect, built in wardrobes and dresser, picture rail, radiator.





#### **Bedroom Four**

Double glazed windows to side aspect, built in wardrobes and dresser, overhead storage, picture rail, radiator, original cast iron feature fireplace.

#### **Shower Room**

Walk in large shower with thermostatic dial, shower attachment and permanent glass screen, wash basin with mixer tap and under storage, airing cupboard, tiled walls, stainless steel towel radiator, wall mounted mirror, double glazed frosted window to rear aspect.



#### **Separate WC**

Low level WC, part tiled walls, double glazed frosted window to side aspect.





### **Garage**

Wood panel double doors to front aspect, power and light, wall mounted fuse board, gas meter, door leading to garden.

### **Garden**

Large Indian sandstone paved patio providing space for garden furniture, raised flower beds, mainly laid to lawn, with shrub borders, pond water feature, raised potting bed for 'self grow', greenhouse, water butts.

Workshop/shed with full power and light, additional shed, side access to front.

### **Additional Information**

Local Authority - London Borough of Sutton  
Council Tax Band F  
EPC Energy Rating E

- **RESIDENTIAL SALES**
- **RESIDENTIAL LETTINGS**
- **PROPERTY MANAGEMENT**
- **FINANCIAL SERVICES**
- **LAND AND NEW HOMES**
- **CONVEYANCING**

### **Your View...**

# Belmont Rise

Approximate Gross Internal Area = 131.8 sq m / 1419 sq ft  
(Excluding Green House / Workshop / Shed)

Garage = 11.7 sq m / 126 sq ft

Total = 143.5 sq m / 1545 sq ft

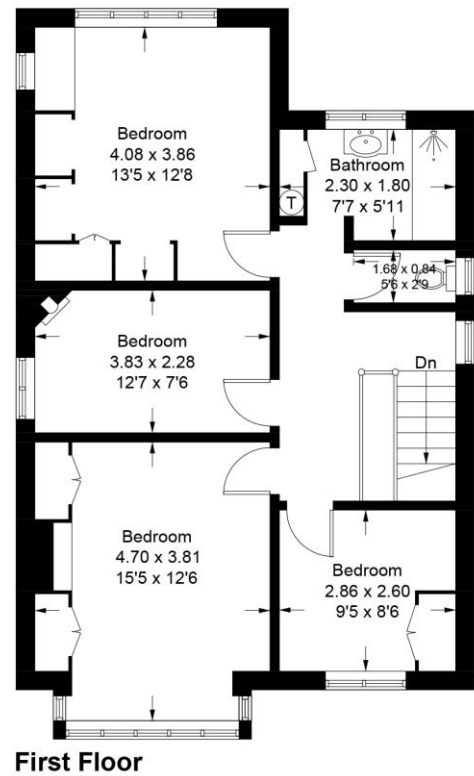
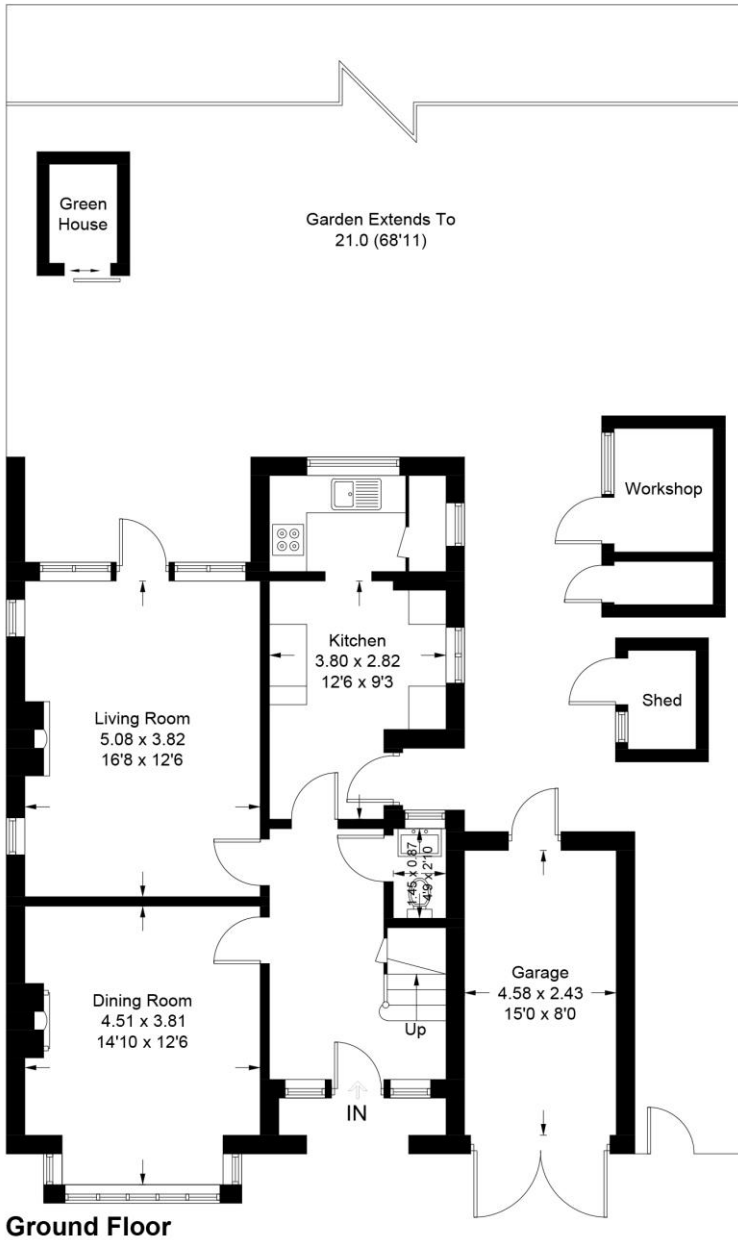
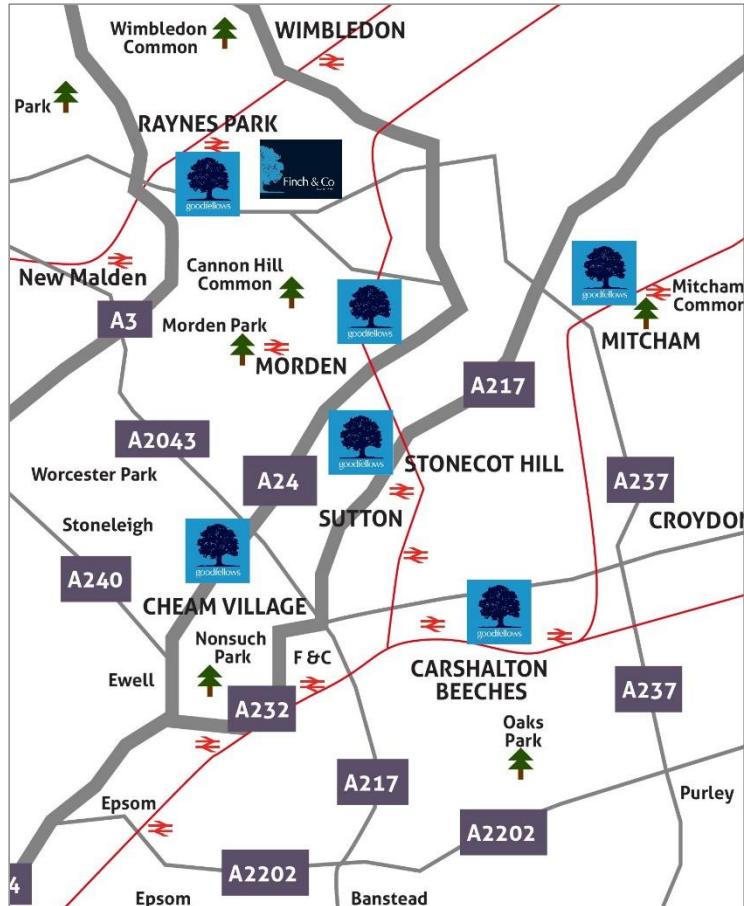


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1004949)

# Goodfellows Branch Network



## Local Authority

London Borough of Sutton

## Referral Fees

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Goodfellows.

## Draft Details

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

## Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

## Boundaries

This extract is to identify the site mentioned in these Sales Particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundary.

## All Measurements

All Measurements are Approximate

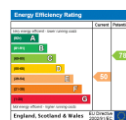
## Goodfellows - Cheam Village

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For full EPC please contact the branch