




HENLEY HOMES

120 Belmont Rise | Cheam

Surrey | SM2 6EE |



A fantastic opportunity to purchase this unmodernised 4 bedroom detached family home. This property has huge extension potential subject to planning permission. Conveniently located and within walking distance to the both the Avenue Primary Academy and Harris Academy Sutton and also within close proximity to Belmont train station.

Kitchen 13' 1" x 11' 3" (3.98m x 3.43m)

Double aspect, side door leading into garden, gas hob with extractor hood, electric double oven, space for washing machine and dishwasher, high and low storage.

Sitting / Dining Room 24' 1" x 14' 10" (7.34m x 4.52m)

Double aspect, wooden floor, patio doors leading into garden.

Reception Room 15' 10" x 10' 10" (4.82m x 3.30m)

Front aspect, bay window.

Cloakroom 5' 3" x 3' 9" (1.60m x 1.14m)

Low level WC, wall mounted wash hand basin.

Bedroom 1 16' 0" x 12' 5" (4.87m x 3.78m)

Rear aspect, fitted wardrobes.

Bedroom 2 14' 0" x 10' 10" (4.26m x 3.30m)

Double aspect.

Bedroom 3 11' 10" x 10' 10" (3.60m x 3.30m)

Rear aspect.

Bedroom 4 9' 1" x 8' 6" (2.77m x 2.59m)

Front aspect.

Bathroom 6' 4" x 5' 7" (1.93m x 1.70m)

Side aspect, wash hand basin on pedestal, bath with shower attachment, part tiled walls.

Cloakroom 5' 1" x 2' 6" (1.55m x 0.76m)

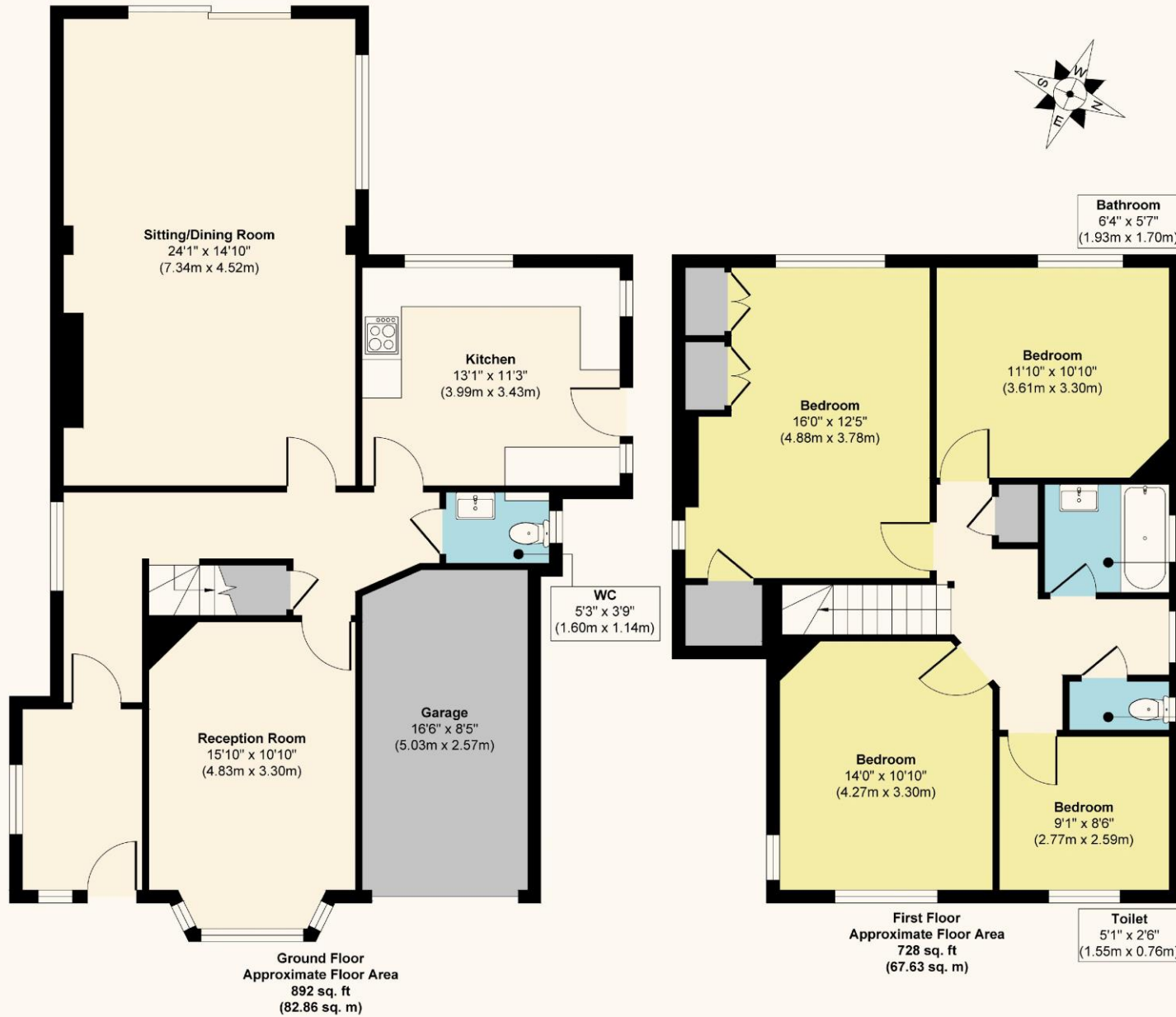
Side aspect, low level WC.

Garden 86' 0" x 36' 0" (26.19m x 10.96m)

Garage 16' 6" x 8' 5" (5.03m x 2.56m)



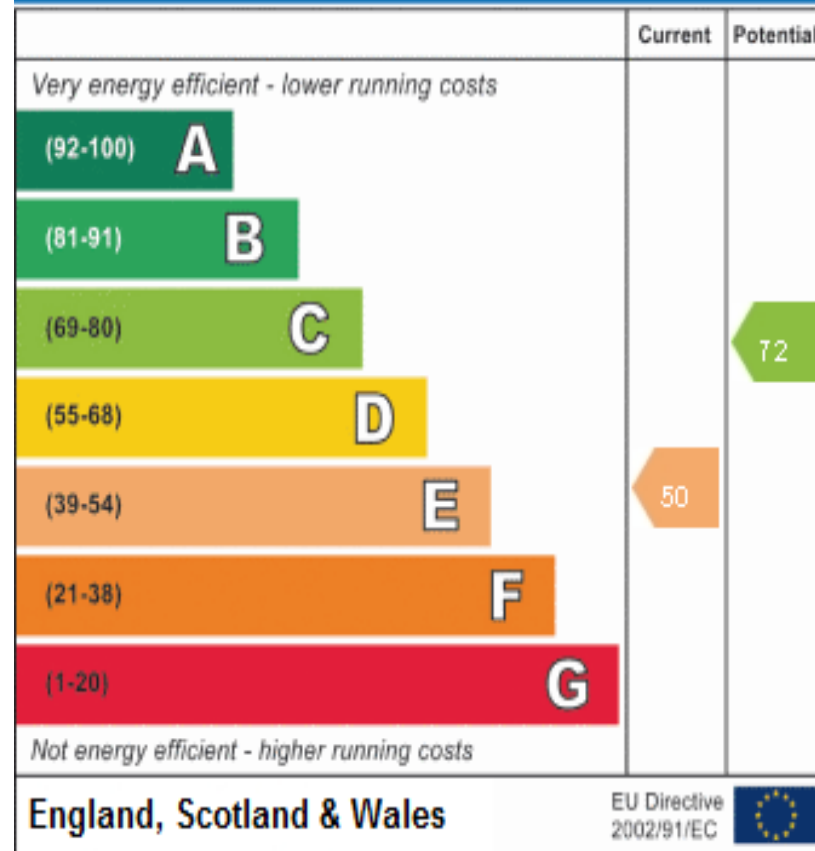
Belmont Rise SM6



Approx. Gross Internal Floor Area 1620 sq. ft / 150.50 sq. m
Approx. Gross Internal Garage Area 137 sq. ft / 12.72 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating



These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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