



barnard marcus

Pelton Avenue, Sutton SM2 5NN



welcome to

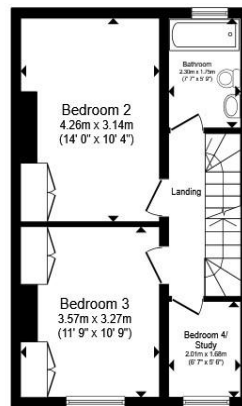
Pelton Avenue, Sutton

Located in the highly sought-after area of Belmont, this attractive semi-detached home offers spacious and well-arranged accommodation across three floors, ideal for modern family living. The ground floor comprises a welcoming entrance hall leading through to a generous front reception room, perfect for both relaxing and entertaining. To the rear, a well-proportioned kitchen/dining room provides access onto a large terrace and private garden, creating an excellent space for outdoor dining and social gatherings. Additional convenience is provided by a ground floor cloakroom. On the first floor, there are two bedrooms and a study, complemented by a family bathroom. The second floor has been thoughtfully converted to create a superb principal bedroom suite, offering a sense of privacy and space. Externally, the property benefits from a substantial garden area ideal for families and those who enjoy outdoor living. There is also a driveway for multiple cars. The property offers approximately 1,270 sq. ft. (118 sq. m.) of internal space and is conveniently positioned close to Belmont village, with its range of shops, amenities and transport links, as well as highly-regarded local schools.

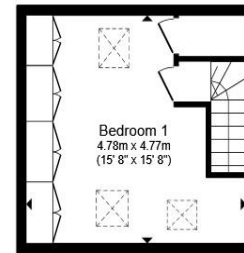




Ground Floor



First Floor



Second Floor



Total floor area 118.0 m² (1,270 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

Pelton Avenue, Sutton

- 3/4 bedroom semi-detached home over three floors
- Approx. 1,270 sq. ft. of spacious accommodation
- Generous reception room for entertaining
- Kitchen/dining room with access to garden
- Principal suite occupying entire top floor
- Family bathroom plus ground floor cloakroom
- Private rear garden with terrace
- Sought-after Belmont location near schools & transport

Tenure: Freehold EPC Rating: D

Council Tax Band: E

guide price

£700,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SUT110691



Property Ref:
SUT110691 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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