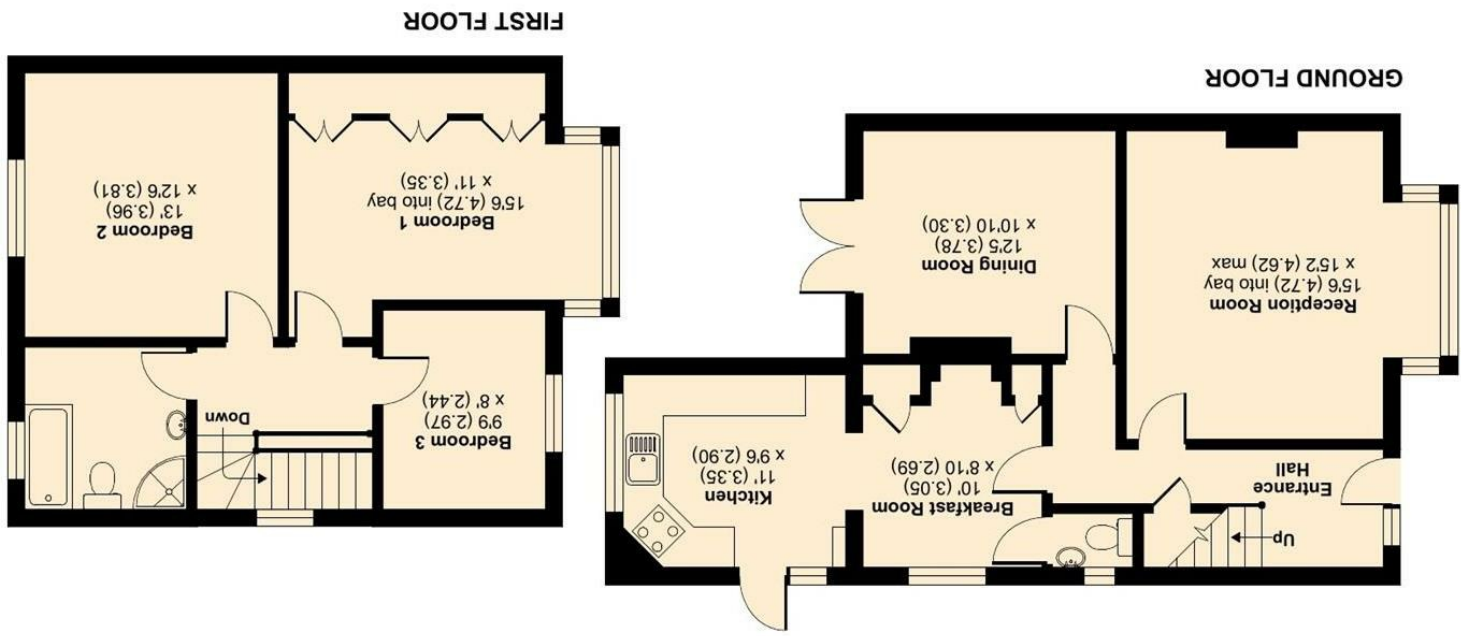


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecsm 2023. RICS Certified Property Measurer REF: 511197



Cotswold Road, Sutton, SM2  
Approximate Area = 1256 sq ft / 116.7 sq m  
For identification only - Not to scale



**\*\* CHAIN FREE \*\***

A FANTASTIC OPPORTUNITY TO PURCHASE A WONDERFUL 3 BEDROOM DETACHED FAMILY HOME LOCATED JUST 0.2 MILES FROM BELMONT TRAIN STATION, OFFERING A HOST OF SERVICES INCLUDING A DIRECT TRAIN TO LONDON VICTORIA. BELMONT ALSO BOASTS A RANGE OF LOCAL SHOPS AND RESTAURANTS.

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WITH LOCAL SCHOOLS SUCH AS THE AVENUE PRIMARY SCHOOL, SEATON HOUSE, OVERTON GRANGE AND THE HARRIS ACADEMY ALL WITHIN A SHORT DISTANCE OF THE PROPERTY, WHAT MORE COULD YOU ASK FOR?

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