



**RIVERHEAD DRIVE, SUTTON, SM2**  
**£600,000 FREEHOLD**

**A BEAUTIFULLY PRESENTED AND EXTENDED THREE  
BEDROOM SEMI-DETACHED HOUSE, IMMACULATELY  
PRESENTED THROUGHOUT**

**Winkworth**

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## AT A GLANCE

- 3 Bedrooms
- Living Room
- Dining Room
- Conservatory
- Kitchen
- Shower Room
- Rear Garden
- Driveway
- Vendor Suited
- Council Tax Band E
- EPC Rating D

## DESCRIPTION

Located in a popular road in South Sutton set within a popular location, close to Belmont Village and numerous well-regarded schools, including The Avenue School and The Harris Academy.

Cheam Village and Sutton Town Centre are also within easy reach and both offer a comprehensive range of shops, transport links and mainline rail connections, providing excellent services into London. The green open spaces of Overton Park are also close by.

Vendor suited.



## ACCOMMODATION

Living Room - 17'8" x 8'10" (5.38m x 2.7m)

Dining Room - 17'3" x 14'10" (5.26m x 4.52m)

Conservatory - 10' x 8' (3.05m x 2.44m)

Kitchen - 12'2" x 8'3" (3.7m x 2.51m)

Ground Floor WC

Bedroom - 12' x 8'7" (3.66m x 2.62m)

Bedroom - 11'6" x 8'6" (3.5m x 2.6m)

Bedroom - 7'4" x 6'1" (2.24m x 1.85m)

Shower Room - 6'3" x 6 (1.9m x 6)

Rear Garden - 36' Approx (10.97m Approx)

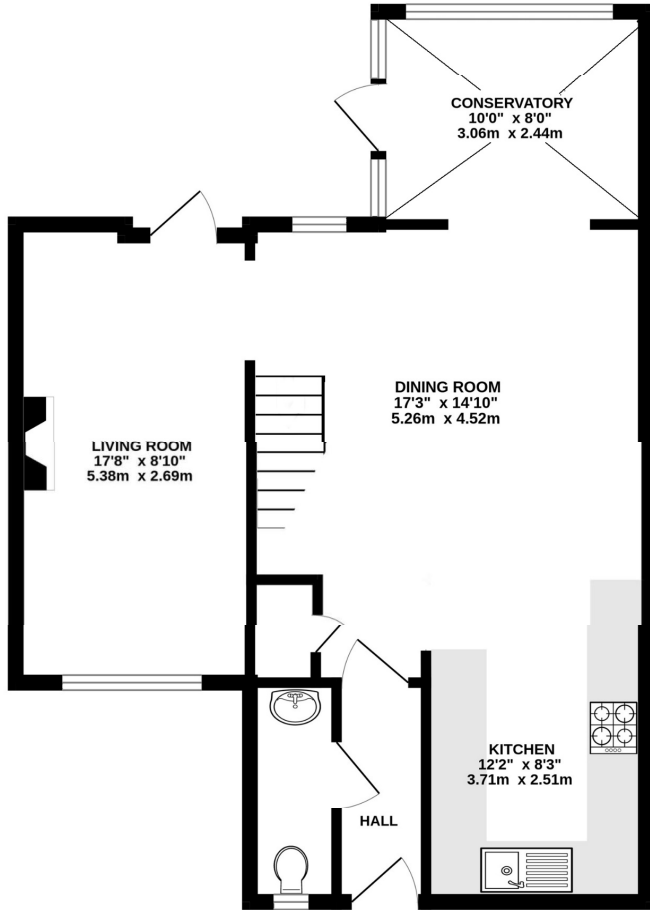
Driveway

Vendor Suited

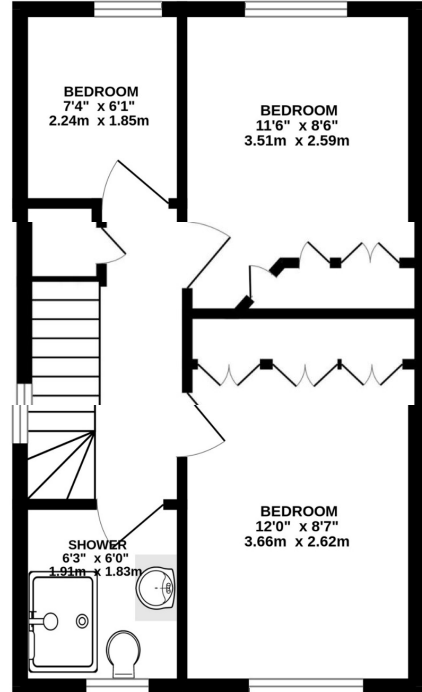
Riverhead Drive, Belmont SM2 6EF

INTERNAL FLOOR AREA  
(APPROX.) 1000 sq ft/ 93.0 sq m

Garden extends to 36' (10.97m) approx.



GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2024.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) <b>A</b>	
(81-91) <b>B</b>	<b>81</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	<b>66</b>
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

