



Balmoral Way, Sutton, SM2

EPC Rating: C

Council Tax Band: G

FINE & COUNTRY

Balmoral Way, Sutton, SM2



KEY FEATURES

This beautifully presented four-bedroom detached home occupies a peaceful position on the popular Balmoral Way and offers generous, adaptable living space, making it an excellent choice for families.

Designed with both everyday living and entertaining in mind, the ground floor offers two spacious reception rooms, allowing flexibility for a formal lounge, playroom, home office or additional sitting room. At the heart of the home is a well-equipped kitchen with a breakfast area, recently enhanced with stylish new quartz worktops. The kitchen flows into a bright conservatory, creating an attractive space overlooking the private rear garden. The south-facing position of the house enables conservatory usage throughout most of the year.

Outside, the property benefits from a double garage together with a private driveway providing parking for two vehicles.

The first floor offers four well-sized bedrooms, including a superb principal suite with a walk-in wardrobe and a contemporary en-suite shower room. A modern family bathroom serves the remaining bedrooms, providing comfortable accommodation for a growing family.

The property has undergone extensive improvements during 2026, including a new boiler, a new shower, new quartz kitchen worktops, replacement flooring in several rooms and complete redecoration throughout. As these upgrades have all been carried out this year, the newly installed fixtures and appliances continue to benefit from their respective manufacturer and installer warranties, providing additional reassurance for the next occupants.

Families will appreciate the excellent selection of nearby schools, including Avenue Primary Academy (Ofsted Outstanding), Harris Academy Sutton (Ofsted Outstanding) and

Overton Grange School. Belmont Station is within comfortable walking distance, offering direct rail services into Central London for commuters.

Offered unfurnished and presented in excellent condition throughout, this is a rare opportunity to purchase a thoughtfully updated family home in one of the area's most desirable residential locations.

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 Fine & Country.





























INFORMATION

EPC Rating: C

Asking Price:
£950,000

Freehold



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well-trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

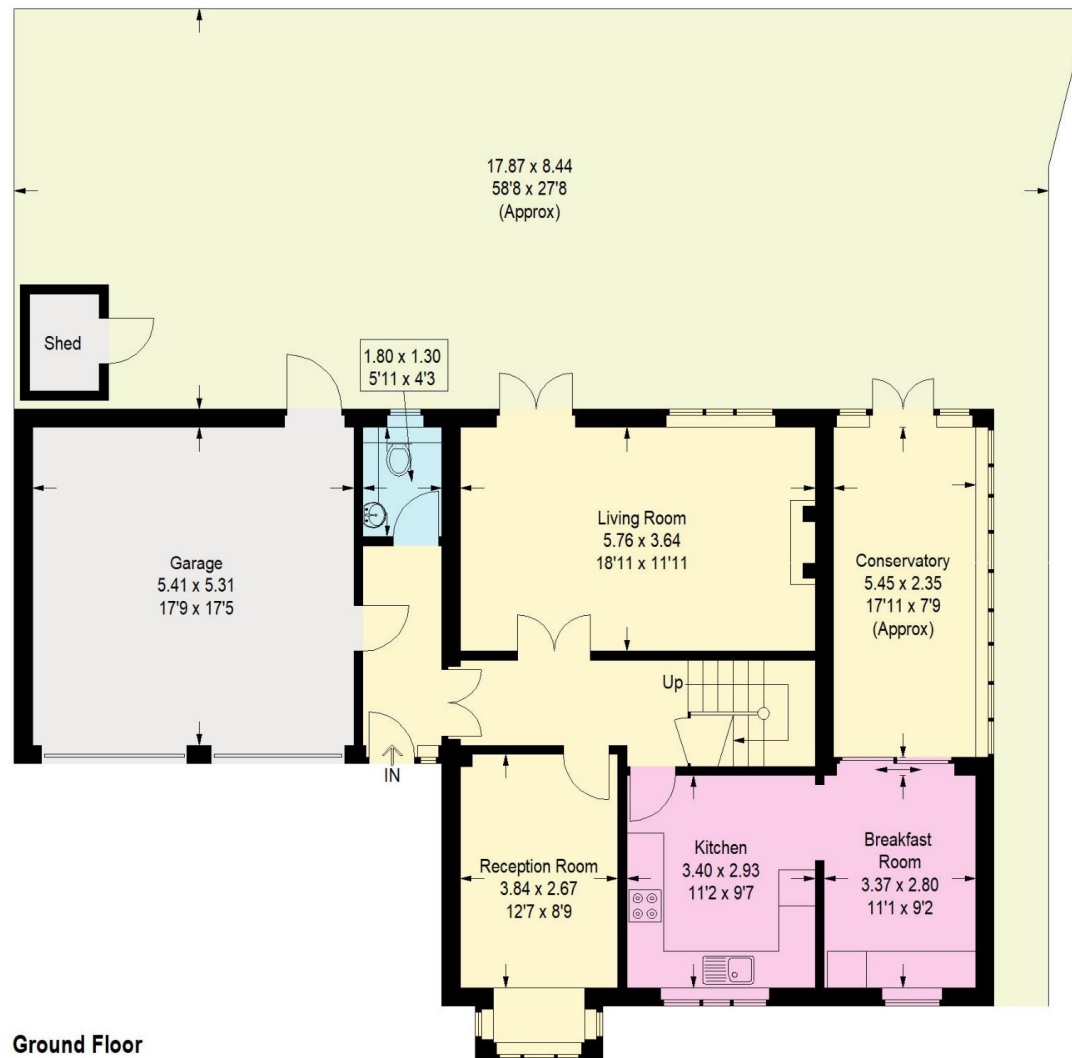
Fine & Country - Fine & Country Cheam

11-13, High Street, Cheam, Sutton, SM3 8RQ

T: 020 8770 3377

cheamandepsom@fineandcountry.com

www.fineandcountry.com



Balmoral Way

Approximate Gross Internal Area
(Including Garage / Excluding Shed)
179.9 sq m / 1936 sq ft



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