



## TO LET

# FREDERICK ROAD

# SUTTON, SM1 2HT



Bright and spacious two double bedroom terraced house with off street parking, in popular road close to West Sutton mainline station and within easy access to both Cheam and Sutton town centres. To be decorated throughout, accommodation comprises, lounge/dining room with understairs storage, modern kitchen with space for small table and patio doors to attractive south facing rear garden which backs on to Perrets Field Park, two double bedrooms, fitted wardrobes to master, bathroom with bath and overhead shower. Available 22nd June - Unfurnished - EPC rating D - Council Tax Band D - Holding Deposit £403.00 - Total Deposit £2,015.00.

## £1,750 Per Calendar Month

020 8971 6780

24 High Street, Wimbledon Village, Wimbledon Village Lettings, London, SW19 5DX

PROFESSIONAL PROPERTY PEOPLE





**2 Bedrooms**  
**1 Bathrooms**  
**1 Reception rooms**

**EPC Rating: D**

**Available From: 22nd June 2024**

Note: andrew scott robertson for itself and for the lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending lessees, and do not constitute, nor constitute part of, an offer or contract
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property.

We are here to help you find your next home. Prior to viewing we recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey. If you would like to view the property or require further information please call: 020 8971 6780