



## Shearwater Road West Sutton, SM1 2AR



£2,400 PCM:

THREE DOULE BEDROOM, TWO BATHROOM HOUSE  
WITH OFF STREET PARKING AND GARAGE



THREE DOUBLE BEDROOM, TWO BATHROOM town house with GARAGE and OFF STREET PARKING AVAILABLE FOR MULTIPLE CARS. The property is situated in a private road, just a few minutes walk from West Sutton train station (Thames Link), 1 mile from Sutton station and town centre and schools including Sutton High School and Nonsuch Grammar School. To the ground floor the property features a modern kitchen/diner with access to the private garden, ground floor WC, and well maintained garage, making an ideal gym. The first floor has a lovely bright reception room with Juliet balcony overlooking the garden, double bedroom and family bathroom. The second floor has two further double bedrooms, one with ensuite shower room. Benefits from one parking space in front of the garage, plus further off street parking available opposite the house. EPC band C. Council tax band E.



SPECIFICATION:

- Three double bedrooms
- Eat in kitchen with appliances including dishwasher
- Ground floor WC
- Garage
- Off street parking for multiple cars
- First months rent in advance
- Five weeks security deposit
- Holding deposit = one weeks rent
- EPC band C
- Council tax band E

