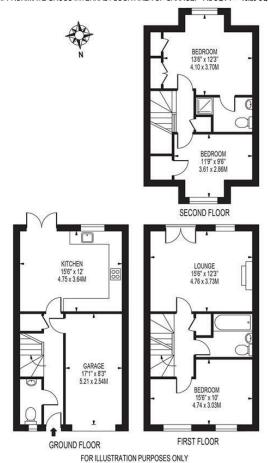
Shearwater Road West Sutton, SM1 2AR

SHEARWATER ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1276 SQ FT - 118.50 SQ M (INCLUDING GARAGE)

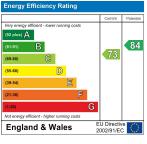
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 142 SQ FT - 13.23 SQ M



FOR LILLO TRA HORP OVER-255 UNIL.

THIS FLOOR PLAN SHOULD BE USED AS A GEBERAL CUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT,
MY INTENDING PURCHASER OR LESSEE SHOULD SATISY THEMSELVES BY INSPECTION, SCHROUGE, SHOULDRES AND FULL SURVEY AS TO THE CORRECTINESS OF EACH STATEMEN.





Ellisons

Wimbledon
Lettings
11 Queens Road, Wimbledon
London SW19 8PF
T 020 8944 8626
E lettings@ellisons.uk.com
www.ellisons.uk.com

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











