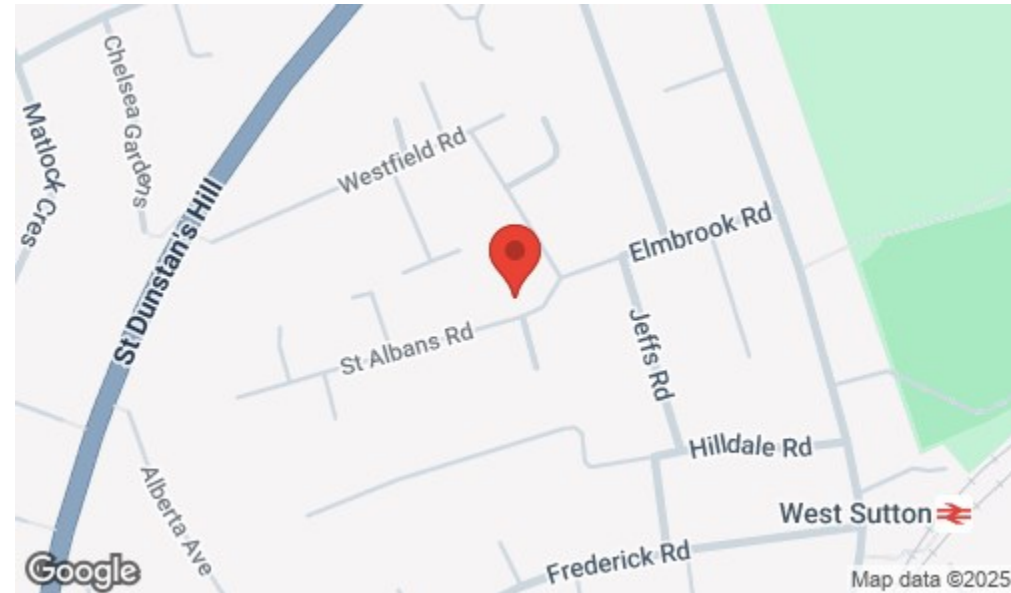


## Location Map



### Important Note

Centro Residential Sales and Lettings limited have not tested any services, heating system, electrical system, appliances, fixtures and fittings, that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials.

Viewing: Strictly by appointment through:

**CENTRO RESIDENTIAL SALES AND LETTINGS LIMITED**

Tel: 020 8401 5000

E-mail: [residential@centro.plc.uk](mailto:residential@centro.plc.uk)

See a selection of our properties at [www.centro.plc.uk](http://www.centro.plc.uk)

## £2,350 Per Month -

St. Albans Road, Sutton, Surrey SM1 2JH



### Description

- Semi-Detached
- 3/4 Bedrooms
- Two Bathrooms
- Driveway Parking
- Modern Kitchen
- Open Plan Lounge
- Quiet Location
- Private Garden
- EPC Rating E
- Council Tax Band E

### Features

- Gas Central Heating
- Double Glazing
- Neutral Decor

### What you need to know

- Term: 12 months
- Rent: £2350pcm exclusive of bills
- Security deposit: £2711.00
- Council Tax Band E
- Energy Rating: E

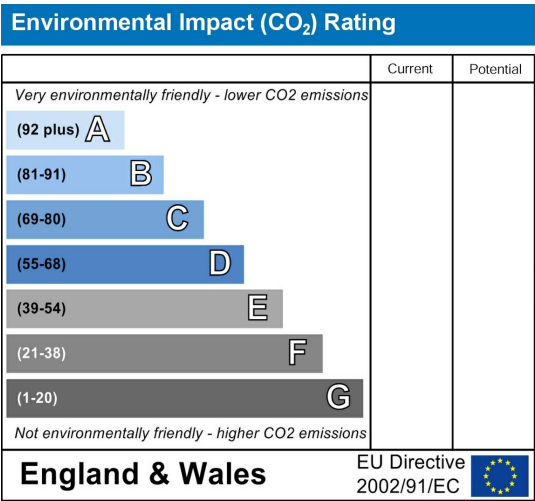
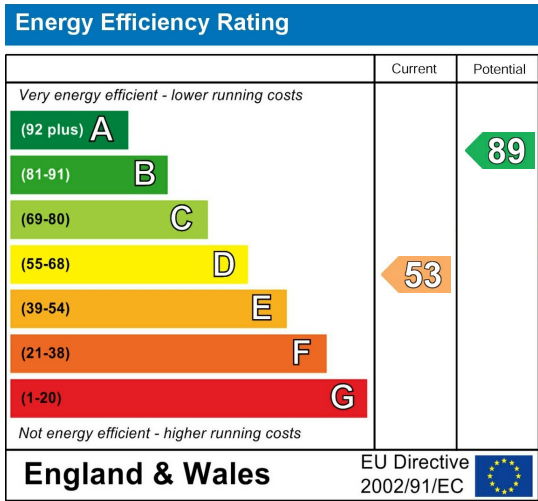




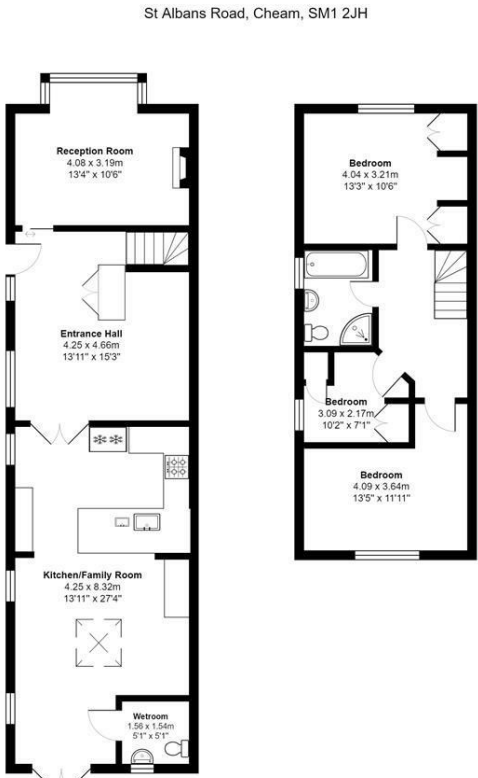
Additional Photo



EPC Graph



Floor Plan



All dimensions and measurements are approximate and for guidance only.

All measurements are approximate and for display purposes only

**Just Centro's Opinion...**  
A fantastic three/four-bedroom semi-detached family home with two bathrooms and off-street parking set along a quiet residential road in Sutton and walking distance to West Sutton Station.

As you enter the property you have a spacious entrance hall with a seating area, a separate reception room which has the option to be a fourth bedroom, a beautiful fitted kitchen which opens on to an bright and extended lounge with sky-light, a separate wet room and a private rear garden with patio and grass area.

Upstairs you will find two large double bedrooms, one single bedroom and a family bathroom with bath and separate walk-in shower.

Additional features include, Driveway parking for two cars, side entrance and side access, gas central heating and hob, double glazing, plantation blinds, storage space and neutral decor.

You are within close proximity of West Sutton Rail Station, various bus routes and the A217. You have a whole host of respected schools close by, some of which include Robin Hood Infants, Robin Hood Junior, Westbourne Primary School, Cheam Park Primary School, Cheam High School and Sutton Grammar

