

**TO LET**



**Ridge Road, Sutton, SM3**  
**£2,350 pcm**

  
**MARTIN&CO**



## Ridge Road, Sutton, SM3

Date available: 3rd August 2024

Deposit: £2,711

Unfurnished

Council Tax band: D = £2166.18 PA

- SEMI DETACHED FAMILY HOUSE
- 3 DOUBLE BEDROOMS
- 2 RECEPTION ROOMS
- PARKING ON DRIVEWAY FOR 2/3 CARS
- LARGE GARDEN & GARAGE FOR STORAGE
- 2 BATHROOMS. 1 EN-SUITE
- CONVERTED LOFT + JULIET BALCONY
- SUIT FAMILY LOOKING FOR GOOD SCHOOLS
- BROOKFIELD PRIMARY ACADEMY NEAR BY
- GLENTHORNE HIGH SCHOOL
- NO CHAIN. OWNER SECURED NEW HOME
- AVAILABLE FROM THE 3<sup>RD</sup> OF AUGUST 2024
- WELL PRESENTED
- KEYS HELD
- SOLE AGENT
- VIEWING RECOMMENDED

NO CHAIN + 3 DOUBLE BEDROOMS. This well presented Semi-Detached family house is arranged over 3 floors, with 2 bathrooms (1 En-suite), a large rear garden, garage for storage & driveway with parking for 2/3 cars. Located on the Sutton & Cheam Border the house is walking distance of North Cheam's vibrant high street, numerous restaurants, shops, supermarkets and walking distance of Brookfield Primary Academy & Glenthorne High School. Comprises living room, kitchen, dining room and family bathroom on the ground floor, 2 double bedrooms on the first floor and a large master bedroom with en-suite shower room on the top floor. AVAILABLE FROM THE 3RD AUGUST 2024. Appliances are fridge/freezer, washing machine, dishwasher & a dryer. SOLE AGENT. KEYS HELD. Sutton Council Band D = £2,166.18 pa. EPC Band D.



### Martin & Co Sutton

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.