

TO LET



Paget Avenue, Sutton, SM1
£2,350 pcm


MARTIN&CO

Paget Avenue, Sutton, SM1

3 Bedroom Semi-Detached House,
Garage, parking & Garage. £2,350 pcm

Date available: 22ND of July

Deposit: £2711

Unfurnished

Sutton Council Tax band: D £2,166.18 pa

- 3 BEDROOM SEMI-DETACHED HOUSE
- REFURBISHED INTERNALLY EXTENSIVELY
- SEPARATE RECEPTION ROOM
- OPEN PLAN KITCHEN/ BREAKFAST ROOM
- MODERN DÉCOR
- MODERN FITTED KITCHEN & APPLIANCES
- LUXURY BATHROOM & SHOWER OVER
- GARAGE & OFF STREET PARKING
- LARGE SOUTH/WEST GARDEN & DECK
- WHITE WALLS & GREY FLOORING
- CLOSE TO EXCELLENT LOCAL SCHOOLS
- WALKING DISTANCE TO GREENSHAW
- NO CHAIN
- SUIT PROFESSIONAL FAMILY
- KEYS HELD
- VIEWING HIGHLY RECOMMENDED
- SOLE AGENT



NO CHAIN. TASTEFULLY REFURBISHED
3 bedroom Semi Detached family house
with ample off-street parking, garage and a
good sized South/West rear garden, in the
popular "Poets Area" of Carshalton/Sutton.

Selection of good schools locally including
Greenshaw High School, Carshalton Boys
Sports College & Carshalton Girls High
School. Fully renovated internally to include
rewiring, new gas central heating, re-
plastered & redecorated white walls, new
modern kitchen/breakfast room, front
reception room, luxury modern bathroom
with shower over, 2 double, 1 single
bedrooms and grey new floor coverings.
Suit Professional family.

NO PETS. NO SMOKERS, EPC Band TBC.
Sutton Council Tax Band D = £2,166.18 pa.
VIEWING HIGHLY RECOMMENDED.
KEYS HELD. SOLE AGENT.

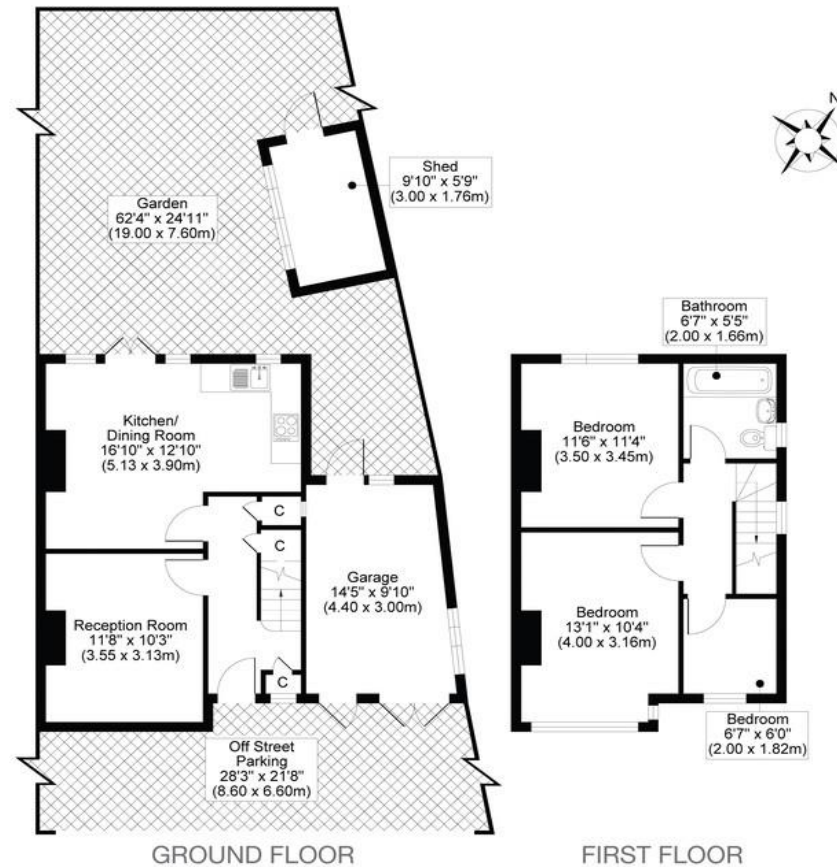
Agents Note: As per The Estate Agents Act
1979, prospective tenants are advised that
the landlord is long term friend/neighbour of
a Director at Martin & Co Sutton.



29 PAGET AVENUE, SM1

TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE & OUTBUILDING 984 SQ.FT (91 SQ.M)

TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE & OUTBUILDING 797 SQ.FT (74 SQ.M)



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

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MARTIN&CO

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.