



Summary:

Ivy Gate would like to present this modernised three-bedroom terraced house, located in a popular road close to Sutton town centre and mainline rail station. The ground floor accommodation includes a stunning modern kitchen, with doors to delightful private garden. Downstairs W/C and reception room. Upstairs has two double bedrooms and a good size family bathroom. Myrtle Road is perfectly located for the catchment area of the excellent local schools. Sutton national rail is located just 0.6 miles away providing easy access to London Victoria, London Bridge and Clapham Junction in under 25 minutes. Sutton High Street is just round the corner boasting a plethora of shops and restaurants.

Three bedroom House

Brand New Kitchen & Bathroom

Close to local schools

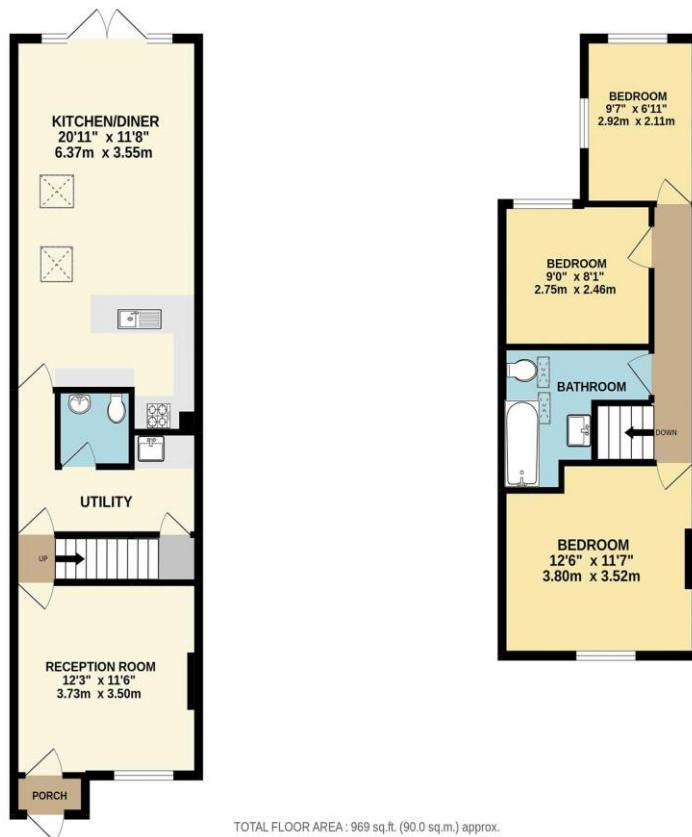
Garden

Myrtle Road, Sutton SM1

Monthly Rental Of £2,200

3 Bedrooms | 2 Bathrooms | 2 Reception

IVY GATE™



Tenure:

Council Tax: D

Local Authority:

EPC Rating: D

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

THE PROPERTY MISDESCRIPTIONS ACT 1991

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. 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. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.