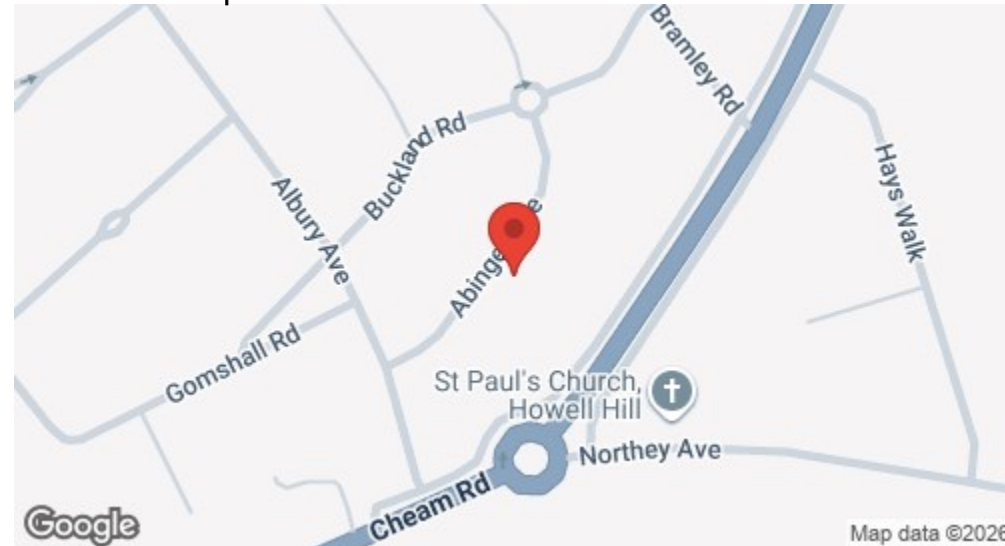


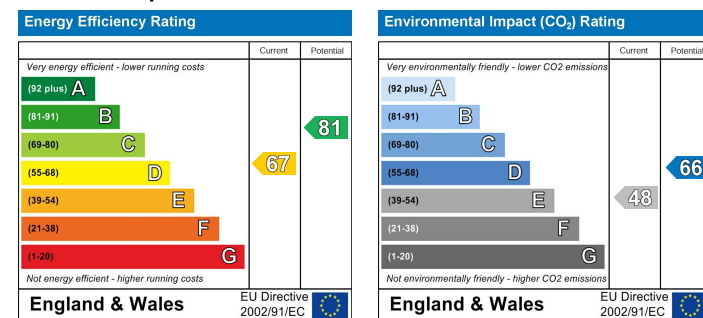
## Location

SM2 7LJ - From Bramley Road, turn left into Buckland Road. At the roundabout, take the first exit into Abinger Avenue. The property can be found on the right hand side.

## Location Map



## EPC Graph



### 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)

# £3,325 Per Month - 20th July 2026

Abinger Avenue, Cheam, Surrey SM2 7LJ



## Description

- Detached House
- Four Bedrooms
- Double reception Room
- Two Bathrooms
- Driveway Parking
- Large South Facing Garden
- EPC Rating : D
- Council Tax Band : G

## Features

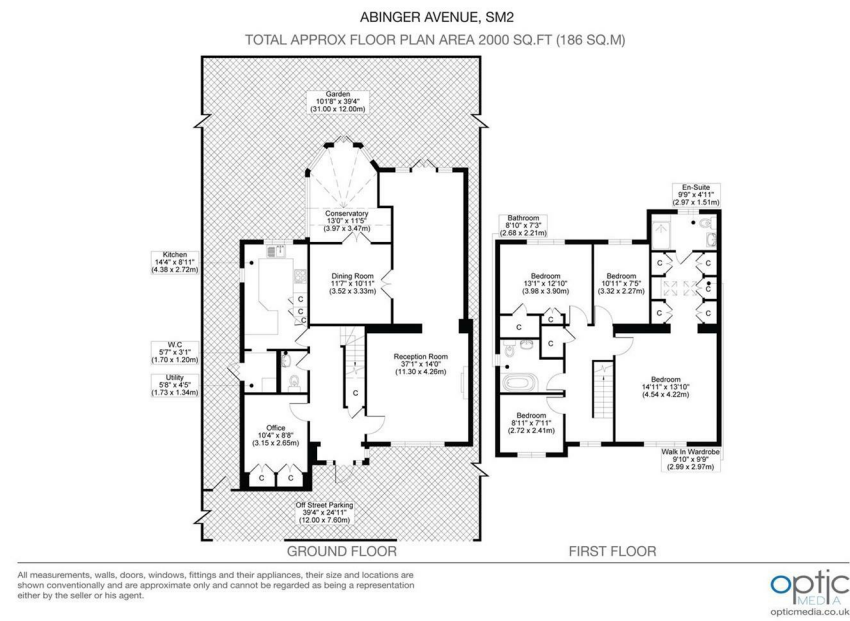
- Gas central heating
- Double glazing
- Off street parking

## What you need to know

- Term: 12 months
- Rent: £3325pcm exclusive of bills
- Security deposit: £3836.00
- Council Tax band: G
- Energy Rating: D



## Floor Plan



For illustration purposes only



All dimensions and measurements are approximate and for guidance only.

### *Just Centro's Opinion...*

A fantastic four bedroom detached family home set on the popular Nonsuch Estate in Cheam. This beautiful home offers space, style and sophistication throughout.

Downstairs comprises of a double reception room, a separate dining room leading to a new conservatory, a modern fitted kitchen with breakfast bar, Utility room, Study or 5th Bedroom and a W.C.

Upstairs offers you a fully tiled family bathroom, four double bedrooms with the master bedroom having a walking in Dressing area and en-suite shower room.

The property benefits from being recently decorated, gas central heating, double glazing, large rear garden with patio and grass areas, driveway parking and ample storage.

Offered unfurnished and available to view now.

## Additional Photos

