

TO LET



Waverley Avenue, Sutton
£2,400 pcm


MARTIN&CO

Waverley Avenue, Sutton

Date available: 15th July 2026

Deposit: £2,769

Unfurnished

Council Tax band: E = £2 774.10 PA

- WELL DECORATED
- 3 GOOD SIZED BEDROOMS
- 2 RECEPTION ROOMS
- MODERN FITTED KITCHEN
- MODERN BATHROOM
- CLOSE TO GREENSHAW & GLENTHORNE
- GREY CARPETS.

NO CHAIN. Semi-detached 3 bedroom house, now looking for a new professional family, to move in from the 15th July 2026, for a long term tenancy on an UNFURNISHED BASIS. Located mid-way between Greenshaw & Glenthorne High Schools, walking distance of Sutton Common Station. The are 3 good sized bedrooms, modern bathroom, large living room, separate dining room with a modern kitchen to the side, utility room and a cloakroom. With parking on the drive for 1 car, plus side access & a South facing garden. Sutton Council tax Band E = £2,774.10pa. EPC Band D. KEYS HELD. Sole Agent.

Agents Note: (Pictures shown when refurbished 7 years ago & freshly painted end 2024. Some wear & tear marks, but still very good internally).



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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.