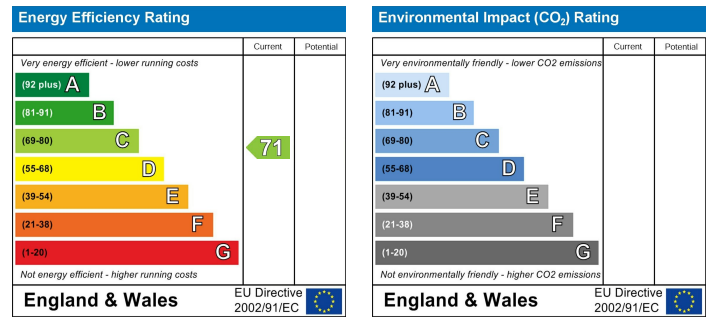


Location

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

See a selection of our properties at [www.centro.plc.uk](http://www.centro.plc.uk)

£3,250 Per Month - 15th December 2025

Balmoral Way, Sutton, SM2 6PD



Description

- Detached Home
- Four Bedrooms
- Two Bathrooms
- Two Reception Rooms
- Modern Kitchen/Breakfast Room
- Double Garage
- Driveway Parking
- Council Tax Band G
- EPC Rating C

Features

- Gas Central Heating
- Double Glazing
- Neutral Decor

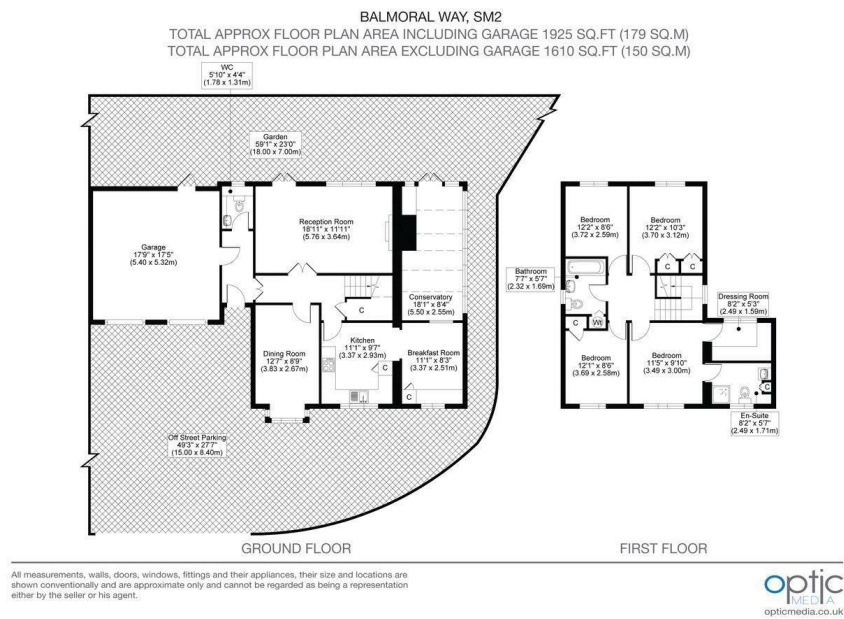
What you need to know

- Term: 12 months
- Rent: £3250pcm exclusive of bills
- Security deposit: £3750.00
- Council Tax Band G
- Energy Rating: C





Floor Plan



For illustration purposes only



All dimensions and measurements are approximate and for guidance only.

*Just Centro's Opinion...*

This four-bedroom detached family home is set in a quiet location on Balmoral Way.

On the ground floor, the property features a spacious living room and a separate reception room, providing versatile space for both family living and entertaining. The kitchen is well-equipped and includes a breakfast area, ideal for casual dining, and leads through to a bright conservatory overlooking the private garden. A double garage and driveway with parking for two cars complete the practical layout.

Upstairs, the master bedroom benefits from a walk-in wardrobe and an ensuite shower room. There are three additional bedrooms and a family bathroom, providing ample accommodation for a family.

The property is located close to local schools including Avenue Primary Academy (Ofsted Outstanding), Harris Academy Sutton (Ofsted Outstanding), and Overton Grange School. Belmont Station is within walking distance, providing convenient access to central London. Available unfurnished, this home is a great find for families seeking a spacious and well-appointed property in a quiet residential area.

Additional Photos

