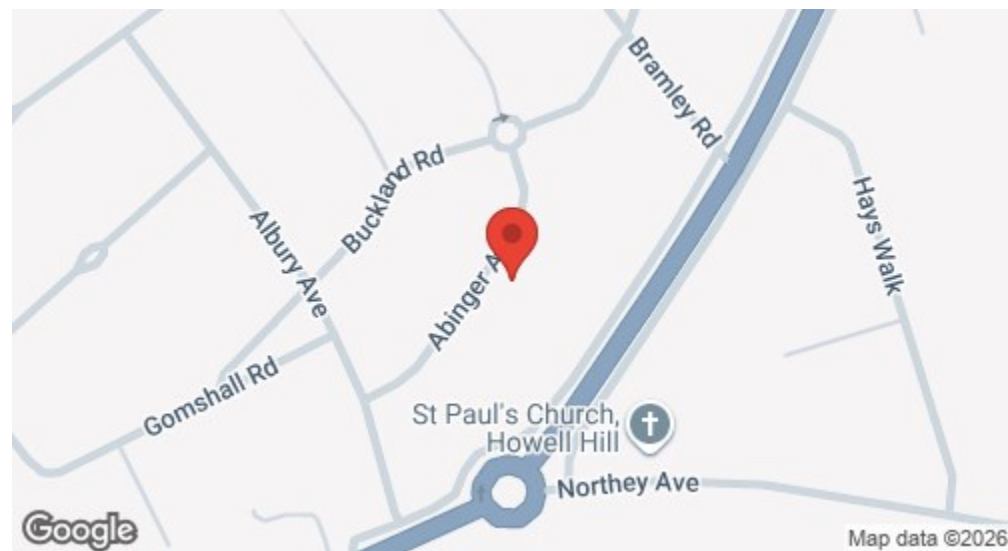


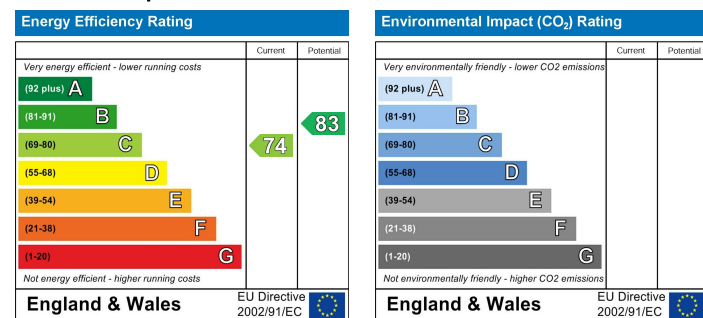
## Location



£3,750 Per Month - 13th July 2026  
Abinger Avenue, Sutton, Surrey SM2 7LJ



## 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)

## Description

- Detached Home
- Four Bedrooms
- Two Bathrooms
- Two Reception Rooms
- Spacious Kitchen & Utility Room
- Garage
- In & Out Driveway
- Desirable Location
- Council Tax Band F
- EPC Rating C

## Features

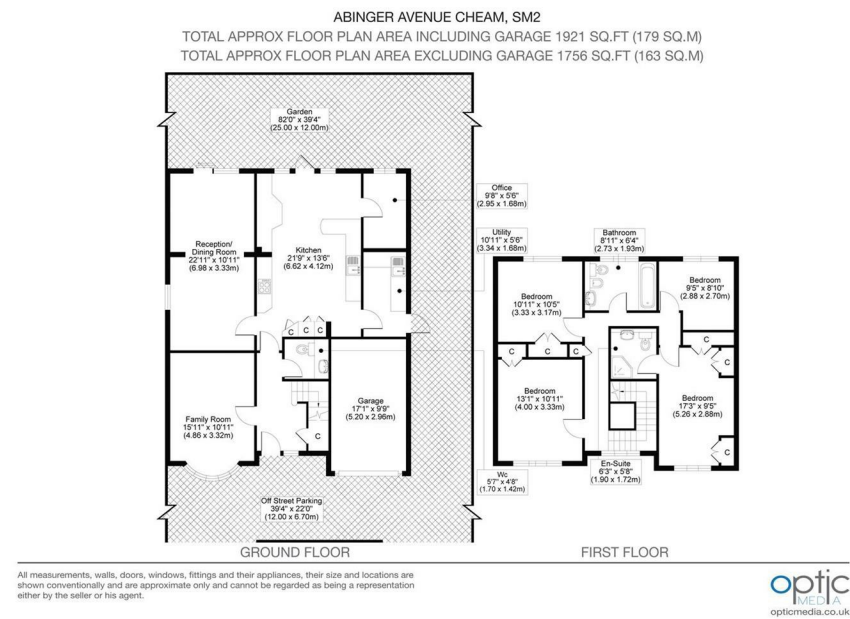
- Gas Central Heating
- Double Glazing
- Family Home

## What you need to know

- Term: 12 months
- Rent: £3750pcm exclusive of bills
- Security deposit: £4326.00
- Council Tax Band F
- Energy Rating: C



## Floor Plan



For illustration purposes only



All dimensions and measurements are approximate and for guidance only.

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

Welcome to Abinger Avenue, Cheam - a charming location for this stunning 4-bedroom detached house. This property boasts a spacious interior with 2 bathrooms and an additional downstairs WC, perfect for a growing family.

As you step inside the hallway, you are led towards a large kitchen featuring a breakfast bar, ideal for morning gatherings. The separate utility room adds convenience to your daily chores, while the separate study offers a quiet space for work or hobbies.

The house features a reception room at the front and a double reception at the back, providing ample living and dining space for entertaining guests or relaxing with family.

One of the highlights of this property is the beautiful garden, offering a tranquil retreat right at your doorstep. The in and out driveway provides easy access and convenience, while the garage adds extra storage space or parking options.

Located in the sought-after Abinger Avenue, you are perfectly situated near local schools such as Cuddington Croft Primary School and Nonsuch High School

## Additional Photos

