



**Summary:**

An impressive and generously proportioned six-bedroom family home offering versatile living accommodation throughout. The property benefits from three bathrooms in addition to a separate WC, two large reception rooms, and a dedicated office or study ideal for home working. Externally, the property boasts a large, well-secluded rear garden providing an excellent space for outdoor entertaining and family use. To the front, a private driveway offers off-street parking for approximately three to four vehicles. Situated in the popular and convenient Sutton location, this substantial home is well suited for families seeking flexible living space in a desirable residential area. The property is within easy reach of Sutton and Sutton Common mainline stations, providing regular services into Central London, along with excellent access to local shops, schools, and amenities.

**Garden**

**6 Bedroom House**

**Off Street Parking**

**Close to Sutton Common BR**

**Downstairs WC**

**Video on request**

# Greenhill, Sutton SM1 3LF

## Monthly Rental Of £3,500 Freehold

6 Bedrooms | 3 Bathrooms | 2 Reception

IVY GATE™



### GREENHILL SM1

APPROX. GROSS INTERNAL FLOOR AREA 2300 SQ FT / 213.67 SQ METRES

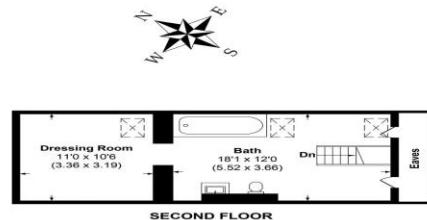
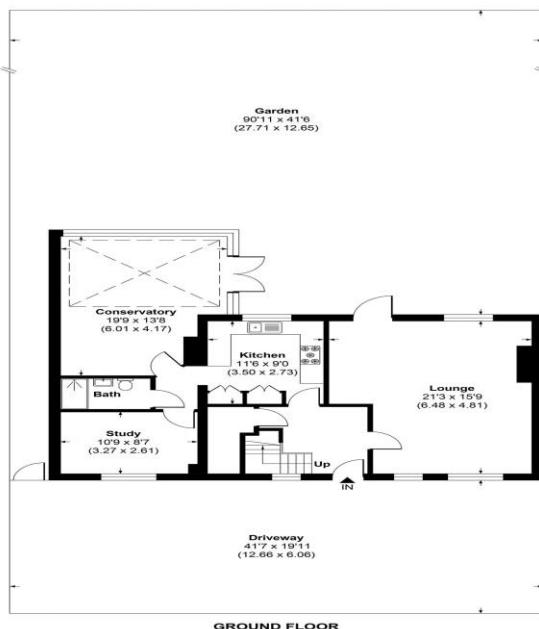


Illustration for identification purposes only, measurements are approximate.

Tenure: Freehold

Council Tax: E

Local Authority: London Borough of Sutton

EPC Rating: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92+)		A	82
(81-80)		B	SB
(69-68)		C	
(55-54)		D	
(39-38)		E	
(23-22)		F	
(1-20)		G	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.EPC4U.COM			

#### 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.