



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

 4  3  1  

# Croft Road, Sutton

## Per Month £3,000 Per Month



AVAILABLE FROM 12th MAY, UNFURNISHED - Hunters are delighted to offer this spacious and well presented, four bedroom detached house with garage. This lovely family home is situated on a side road in a popular residential area. There are excellent schools and transport links close by. Please contact Hunters to arrange your appointment to view.

92 High Street, Carshalton, Surrey, SM5 3AE | 020 8669 1231  
carshalton@hunters.com | www.hunters.com

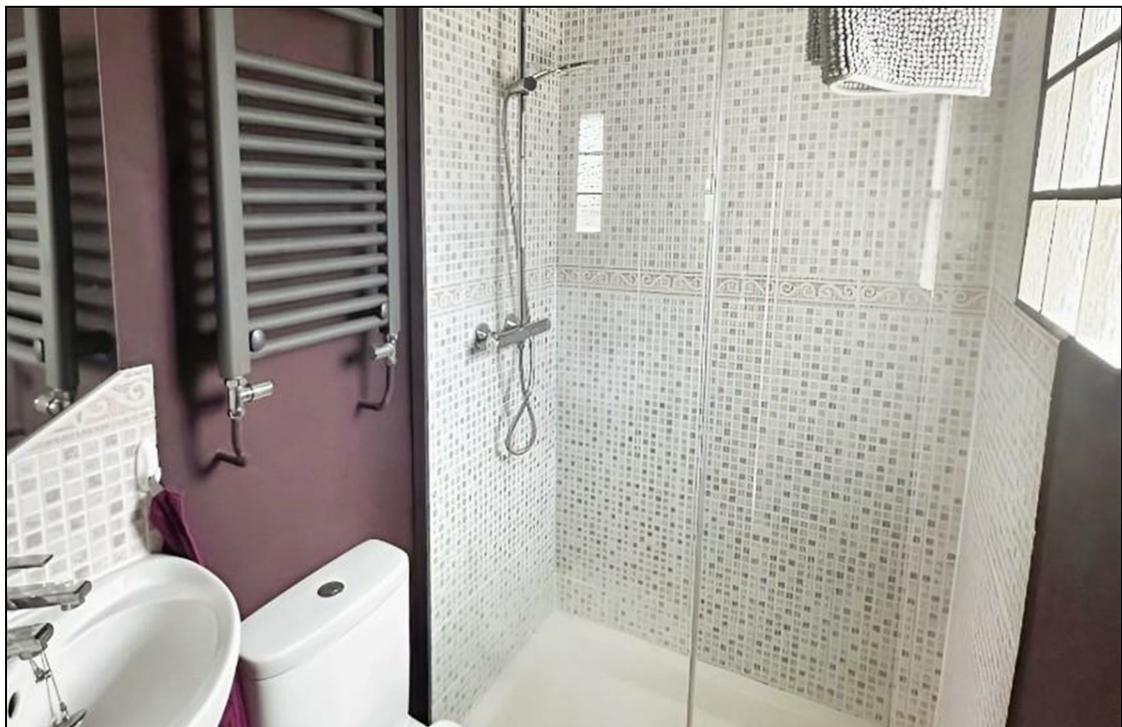


This Hunters business is independently owned and operated by The Tickner Partnership | Trading Address: 92 High Street, Carshalton, Surrey, SM5 3AE. | Partnership England and Wales | VAT No: 383 0806 25 with the written consent of Hunters Franchising Limited.

## KEY FEATURES

- 4 SPACIOUS BEDROOMS
- EN-SUITE TO BEDROOM 1
  - DOUBLE GLAZING
  - GAS CENTRAL HEATING
- PARKING FOR SEVERAL CARS
  - GARAGE
- LARGE REAR GARDEN
- ENERGY RATING D



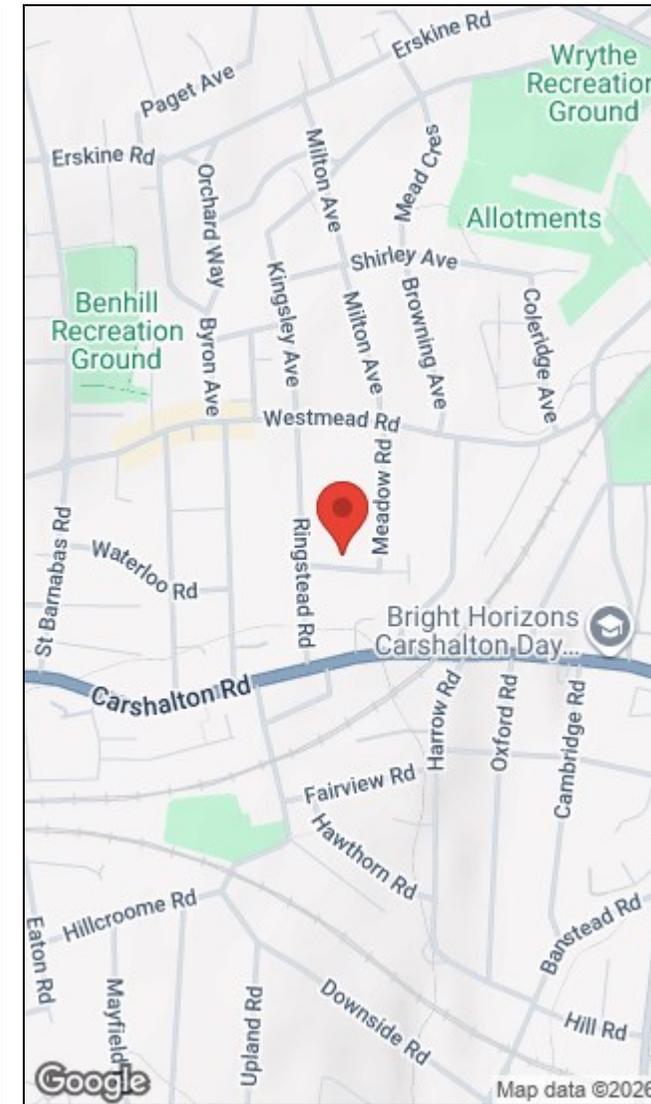




**Approx. Gross Internal Floor Area 1969 sq. ft / 182.89 sq. m**

This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Produced by [designimperial.com](http://designimperial.com)



| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |
|---|-------------------------|---|-------------------------|
| Current                                     | Potential               | Current   | Potential               |
|   |                         |   |                         |
| Very energy efficient - lower running costs |                         | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |
| (92 plus) <b>A</b>                          |                         | (92 plus) <b>A</b>  |                         |
| (81-91) <b>B</b>                            |                         | (81-91) <b>B</b>  |                         |
| (69-80) <b>C</b>                            |                         | (69-80) <b>C</b>  |                         |
| (55-68) <b>D</b>                            |                         | (55-68) <b>D</b>  |                         |
| (39-54) <b>E</b>                            |                         | (39-54) <b>E</b>  |                         |
| (21-38) <b>F</b>                            |                         | (21-38) <b>F</b>  |                         |
| (1-20) <b>G</b>                             |                         | (1-20) <b>G</b>   |                         |
| Not energy efficient - higher running costs |                         | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
| <b>83</b>                                   | <b>55</b>               |   |                         |
| EU Directive 2002/91/EC                     | EU Directive 2002/91/EC | EU Directive 2002/91/EC   | EU Directive 2002/91/EC |
| England & Wales                             | England & Wales         | England & Wales   | England & Wales         |

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