

**99Home Ltd.**

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4 Bed Terraced In St. James Road , Sutton, SM1 2TT

£2,400 Monthly



Ref.13683





## SHORT DESCRIPTION

Property Ref: 13683 Welcome to this charming and spacious 4-bedroom home located at St. James Road in Sutton. This delightful property offers comfortable living with a range of features perfect for families or those looking for ample space. Key Features 4 Bedrooms: Generously sized bedrooms that provide plenty of space for relaxation with one bedroom having an ensuite and a conservatory at the back 2 Bathrooms & WC: Modern and well-maintained bathrooms to accommodate the needs of a busy household along with a WC on the ground floor Living Room: A large, bright living room that serves as the perfect spot for family gatherings and entertainment. Kitchen: A functional and spacious kitchen area ideal for preparing meals and dining. Garage: Convenient on-site parking with a secure garage, offering additional storage space. Rear Garden: A lovely rear garden providing a private outdoor space for relaxation, gardening, or play. Gas Heating: Efficient gas heating system ensuring warmth and comfort throughout the year. Unfurnished: The property is offered unfurnished, allowing you the flexibility to personalise and furnish the home to your taste. Located in the desirable area of Sutton, this home is close to local amenities, outstanding schools like Sutton High, Sutton Grammar School, Manor Primary School, and transport links, making it an ideal choice for families and commuters alike. Don't miss out on this wonderful opportunity to make this house your new home. Viewings: By appointment only. Contact us today to arrange a viewing!.. Property Type: Terraced Full Renting price: £2450 Pricing Options: Fixed Price Tenure: 12 months Council tax band: C EPC rating: C Measurement: 1108.68 sq.ft. Outside Space: Rear Garden Parking: Garage Heating Type: Gas Central Heating -----

4

Bed Room(s)

2

Bath Room(s)

1

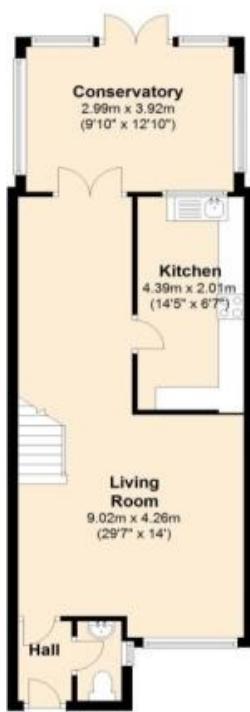
Living Room(s)

## FLOOR PLAN

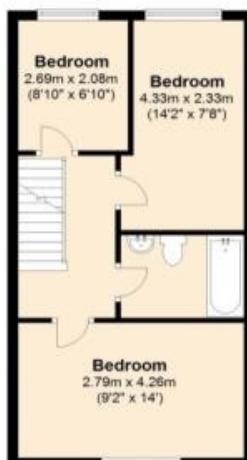
Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.

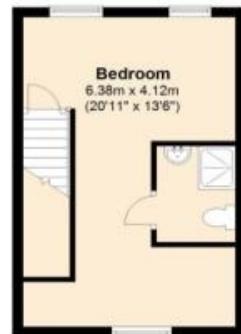
## Ground Floor



## First Floor

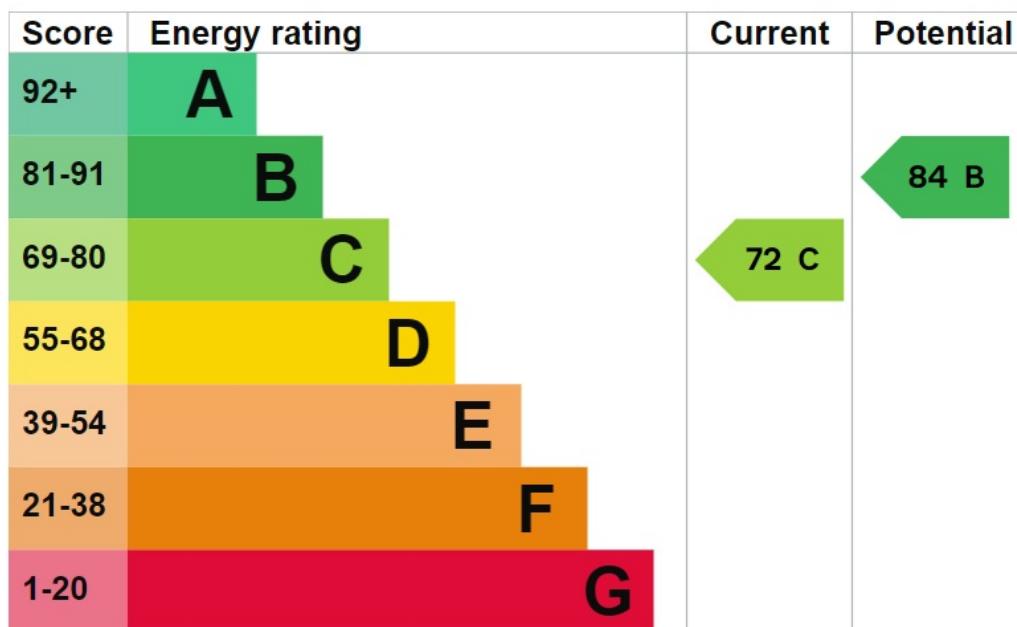


## Second Floor



## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



The graph shows this property's current and potential energy rating.

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