

3 Bed Semi-Detached In Pelton Avenue , Sutton, SM2 5NN

£2,600 Monthly





SHORT DESCRIPTION

Property Ref: 15330 Spacious Three-Bedroom Home in a Desirable Sutton Location Nestled in the highly sought-after Pelton Avenue area of Sutton, this charming three-bedroom property offers the perfect combination of comfort, convenience, and a family-friendly environment Property Features *Three well-proportioned bedrooms, ideal for families or professionals needing extra space *Bright and inviting living room, perfect for relaxing or entertaining *Modern fitted kitchen with ample storage and worktop space *Family bathroom with a full-size bath and shower *Private garden, offering a peaceful outdoor retreat *Driveway for added convenience *Gas central heating and double glazing Location Highlights *Situated in a quiet and residential part of South Sutton *Excellent schools, including Harris Academy, Avenue Primary Academy, Devonshire Primary School, and Overton Grange School *Proximity to Sutton Town Centre with its wide range of shops, supermarkets, cafés, and restaurants *Sutton and Belmont railway stations, providing fast connections to London and surrounding areas *Nearby green spaces, such as Cheam Park and Banstead Downs, are ideal for outdoor activities *Walking distance to Royal Marsden Cancer Hospital *0.1 miles to 280, 80, S1, and S4 bus stops Key Details Rent: £2600 Deposit: £3000 Availability: 15th September Tenure: 12-month AST Council Tax Band: E EPC Rating: D To avoid disappointment, call now to book a viewing!

3

Bed Room(s)

2

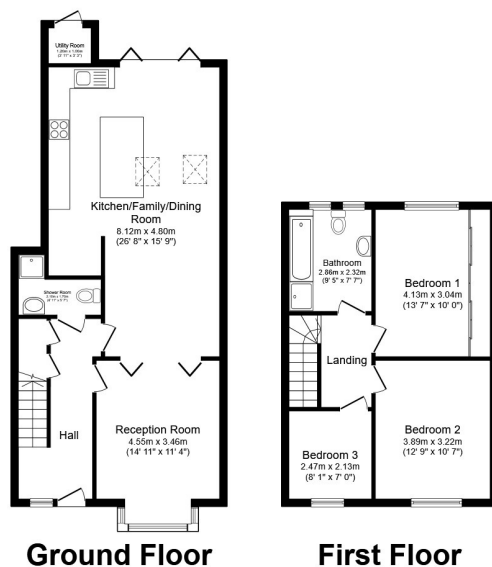
Bath Room(s)

2

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.

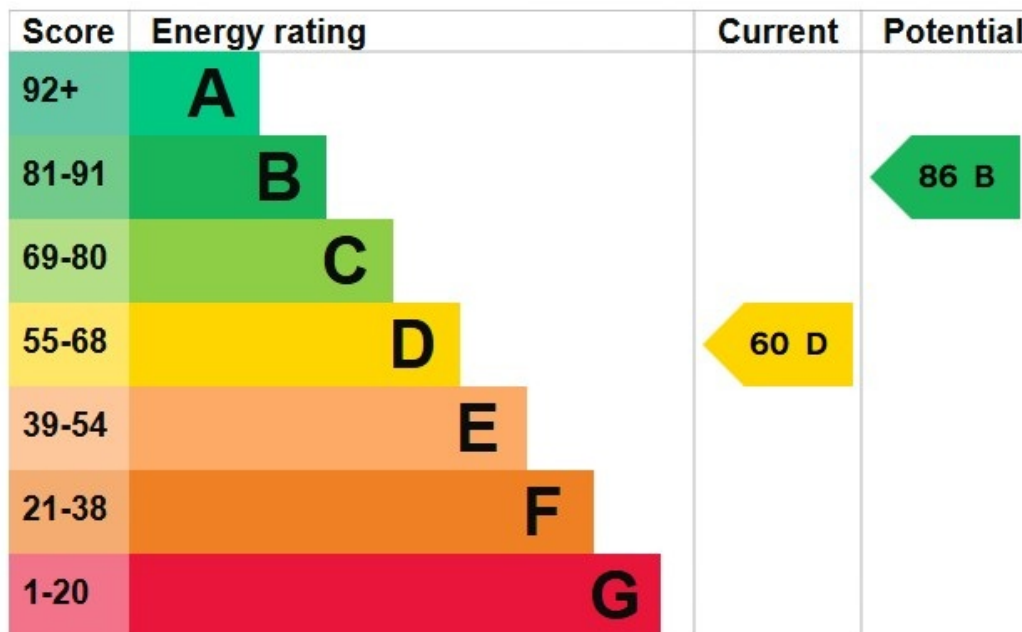


Total floor area 112.3 sq.m. (1,209 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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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