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4 Bed Terraced In Eastleigh Close , Sutton, SM2 6QY

£2,450 Monthly



Ref:17021



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## SHORT DESCRIPTION

Property Ref: 17021 Tucked away in a charming and peaceful cul-de-sac, this delightful four-bedroom mid terrace home is conveniently located just half a mile from Sutton town centre and the mainline station, offering excellent transport links and local amenities. Beautifully presented and thoughtfully updated throughout, the accommodation features a bright and spacious lounge plus dining area opening onto an attractive and private rear garden perfect for relaxing or entertaining. The entrance hall includes a generous storage cup board and a convenient downstairs cloakroom, while the first floor offers four well-proportioned bedrooms and a stylish, recently fitted family bathroom. Additional benefits include a garage located en bloc. The property also boasts boarded attic space with upgraded water heating system and wooden flooring throughout. House has been maintained by owners as main residence for many years. Viewing is highly recommended to fully appreciate everything this wonderful home has to offer. Property Type: Terraced Full Renting price: £2450.00 Pricing Options: Guide Price Tenure: 12 months Council tax band: E EPC rating: C Measurement: 1205.558 sq.ft. Outside Space: Rear Garden Parking: Permit Heating Type: Gas Central Heating -----

4

Bed Room(s)

1

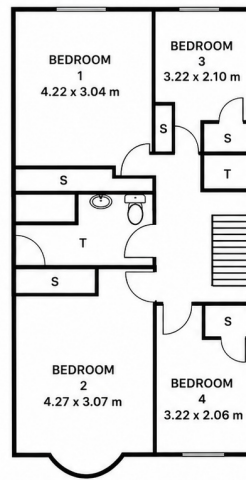
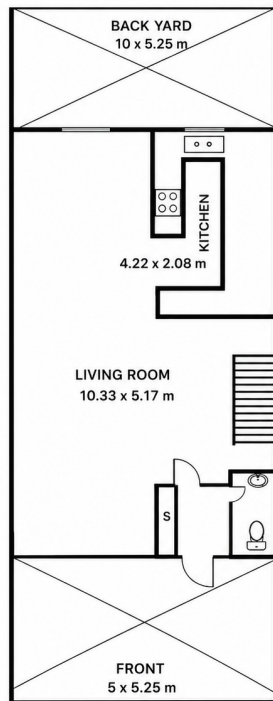
Bath Room(s)

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.



Kitchen = 4.22 x 2.08 m  
 Living Room = 10.33 x 5.17 m  
 Bed Room 1 = 4.22 x 3.04 m  
 Bed Room 2 = 4.27 x 3.07 m  
 Bed Room 3 = 3.22 x 2.10 m  
 Bed Room 4 = 3.22 x 2.06 m

S = STORAGE / WARDROBE  
 T = TANK / LINEN CUPBOARD  
 BACK YARD = 10 x 5.25 m  
 FRONT = 5 x 5.25 m

## 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.

Property type	Mid-terrace house
Total floor area	112 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency](#).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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