

## Location

From Sutton Station head towards Belmont along Brighton Road and about half way down take a left on to Chiltern Road.

## Location Map



## Important Note

Centro Residential Sales and Lettings limited have not tested any services, heating system, electrical system, appliances, fixtures and fittings, that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials.

Viewing: Strictly by appointment through:

**CENTRO RESIDENTIAL SALES AND LETTINGS LIMITED**

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**£3,500 Per Month -**  
Chiltern Road, Sutton, SM2 5RD



## Description

- Detached House
- Four Bedrooms
- Two Bathrooms
- Recently Modernised
- Stunning Rear Garden
- Office/Study
- Off Street Parking
- Sought After Road
- Council Tax Band : G
- EPC Rating : D

## Features

- Gas Central Heating
- Double Glazing
- Wood Flooring

## What you need to know

- Term: 12 months
- Rent: £3500pcm exclusive of bills
- Security deposit: £4038.00
- Council Tax Band G
- Energy Rating: (D)



## Accommodation

### Additional Photo



All dimensions and measurements are approximate and for guidance only.

#### *Just Centro's Opinion...*

Located on one of South Sutton's most desirable residential roads you will find this stunning 4 bedroom extended detached family home just waiting to be discovered.

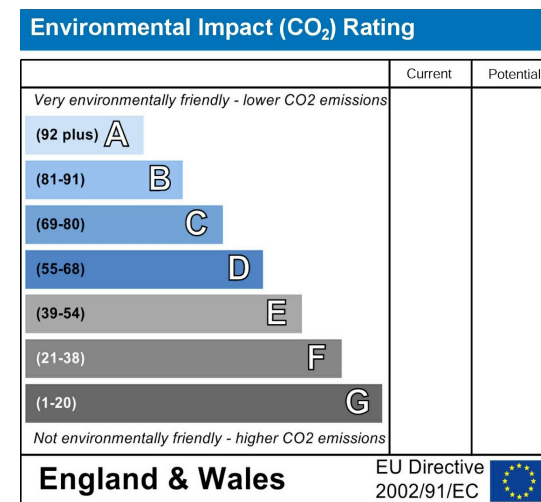
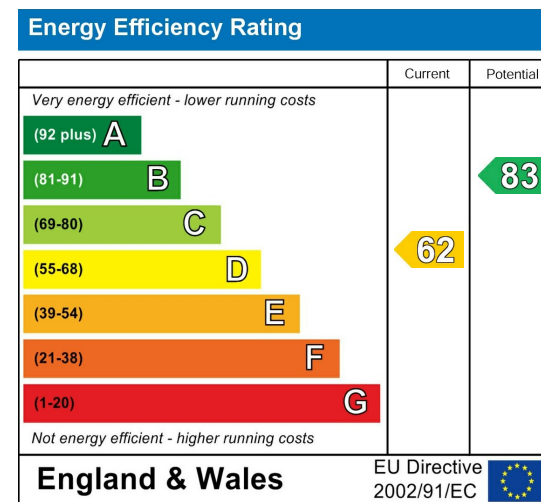
On the ground floor you are presented with a large living area, modern open plan kitchen/dining area with an extra snug offering views of the incredible rear garden through the bifold doors, separate utility room, office/study, W/C and off street parking for multiple cars including electric charging point.

On the first floor you will find the family bathroom as well as three bedrooms, with the master offering built in wardrobes and a separate dressing area leading to the en suite bathroom. You will find the final bedroom on the second floor offering views to the rear garden.

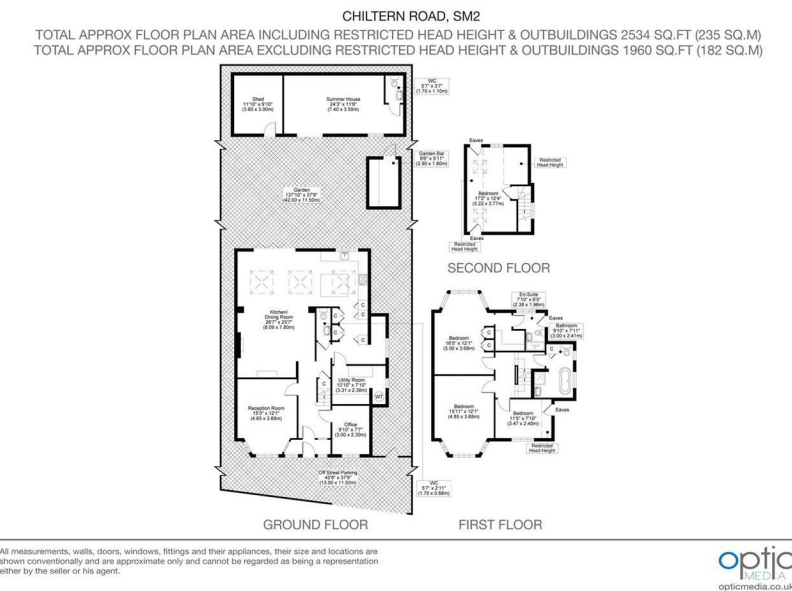
As well as all of the above, the rear garden has recently been re designed, allowing for a built in jacuzzi, outdoor bar with space for entertaining and an outhouse all with electrics fitted as well as w/c.

The property is located just 0.6 miles from Belmont station offering Southern services into London & is just a mile from Sutton mainline station offering both Southern & Thameslink services.

### EPC Graph



### Floor Plan



For illustration purposes only