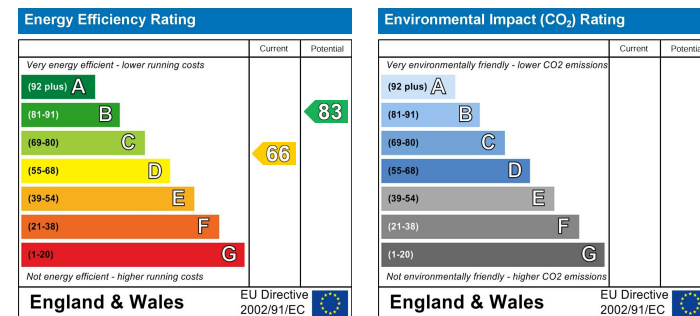


## Location

### Location Map



### EPC Graph



#### 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**

Tel: 020 8401 5000

E-mail: [residential@centro.plc.uk](mailto:residential@centro.plc.uk)

See a selection of our properties at [www.centro.plc.uk](http://www.centro.plc.uk)

**£2,000 Per Month - 9th September 2024**  
Upland Road, Sutton, SM2 5JE



### Description

- Detached House
- Two Double Bedrooms
- Driveway Parking
- Stunning Garden
- Sought After Location
- Furnished
- EPC Rating : D
- Council Tax Band : E

### Features

- Gas Central Heating
- Double Glazing
- Neutral Décor

### What you need to know

- Term: 12 months
- Rent: £2000pcm exclusive of bills
- Security deposit: £2307.00
- Council Tax Band: E
- Energy Rating: D



## Floor Plan

## Additional Photos

For illustration purposes only



All dimensions and measurements are approximate and for guidance only.

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

Welcome to this charming and unique detached home located on Upland Road in Sutton. With two double bedrooms, this home offers ample space for both professional couples in need of additional office space or mature couples.

This detached home boasts a bright and airy lounge to the rear giving you access to the stunning garden, a large fitted kitchen with space for dining, two double bedrooms with an added benefit of a balcony to the master, a family bathroom with both a walk in shower and bath, and an additional downstairs w/c.

Other benefits include driveway parking, gas central heating, double glazed windows and large storage cupboards throughout.

Upland Road is an incredibly sought after location, being within walking distance to both Carshalton Beeches and Sutton Station, as well as easy access to Primary and Secondary Schools, High Street shops and local amenities.

Offered furnished and available to view now!

12 MONTH TENANCY ONLY.

