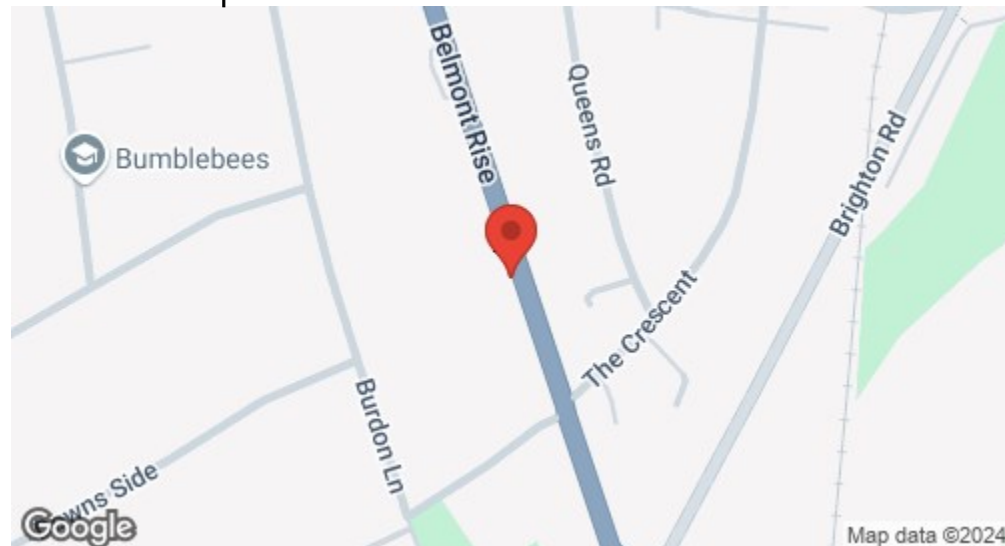
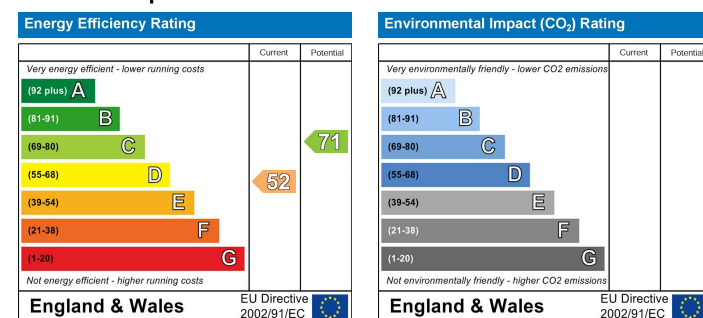


## Location

### 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)

**£2,800 Per Month - 2nd September 2024**  
Belmont Rise, Sutton, Surrey SM2 6EE



### Description

- Semi-Detached
- Four Bedrooms
- Two Bathrooms
- Kitchen/Diner
- Separate Lounge
- Garage
- Driveway Parking
- Beautiful Garden
- EPC Rating E
- Council Tax Band E

### Features

- Gas Central Heating
- Double Glazing
- Laminate Flooring

### What you need to know

- Term: 12 months
- Rent: £2800pcm exclusive of bills
- Security deposit: £3230.00
- Council Tax Band E
- Energy Rating: E



## Floor Plan

## Additional Photos

For illustration purposes only



All dimensions and measurements are approximate and for guidance only.

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

A beautiful Four-bedroom, Two-bathroom Semi-Detached family home with off-street parking and Garage set along Belmont Rise in Cheam.

Downstairs offers you a separate family room / 4th bedroom with the added benefits of a stylish shower room, a downstairs cloakroom, a spacious lounge with direct access to the garden, a modern fitted kitchen/dining area and a picturesque private garden with decked, patio and grassed areas.

Upstairs boasts a further 3 double bedrooms, two of which have built in wardrobes, a stylish family shower-room and a spacious landing with space available for a study/office area.

Features include, Garage, Off-Street Parking, Two Ovens, Dishwasher, Double Glazing, Gas Central Heating, Ample Storage and Neutral Decor.

Located on Belmont Rise you are a short walk in Belmont Rail Station, just over 15 minutes to Banstead High Street, have great links the A217, M23 and the M25.

