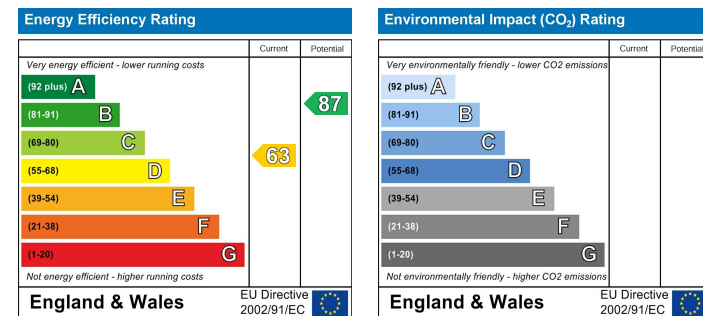


## Location

### 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)

**£2,500 Per Month - 2nd September 2024**  
 Angel Hill, Sutton, SM1 3EH



### Description

- Semi-Detached
- Four Bedrooms
- Two Bathrooms
- Driveway Parking
- School Catchment Area
- Close to Sutton Common Rail Station
- Walking distance to Sutton High Street
- Flexible Furnishings
- EPC Rating D
- Council Tax Band D

### Features

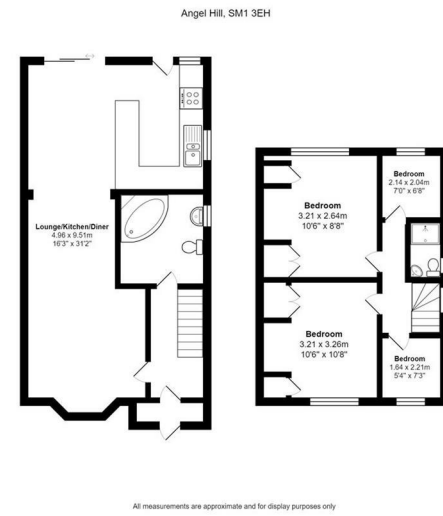
- Gas Central Heating
- Double Glazing
- Laminate Flooring

### What you need to know

- Term: 12 months
- Rent: £2500pcm exclusive of bills
- Security deposit: £2884.00
- Council Tax Band D
- Energy Rating: D



## Floor Plan



For illustration purposes only



All dimensions and measurements are approximate and for guidance only.

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

This charming 4-bedroom, 2-bathroom semi-detached family home is ideally situated on Angel Hill in Sutton, offering a perfect blend of comfort, convenience, and style. Just a short walk from Sutton Common Rail Station, this property is perfectly positioned for easy commuting and access to an array of excellent schools, including All Saints Primary School, Robin Hood Junior School, Glenthorne High School, Greenshaw, and Sutton Grammar School.

Inside, the home features a versatile layout with 4 bedrooms, 2 spacious doubles and 2 singles, with the option to use one as a study. The double reception room provides a generous living and dining area, ideal for both family time and entertaining guests. The modern kitchen is well-appointed and opens onto a lovely garden with both paved and grassed areas.

The property also boasts a convenient downstairs bathroom suite, an upstairs shower room, and ample storage options, including a porch, side access, and a garage.

Additional benefits include a driveway with space for 2 cars, ensuring off-street parking, a new boiler, gas central heating, double glazing, built-in wardrobes, laminate flooring downstairs and carpets upstairs.

## Additional Photos

