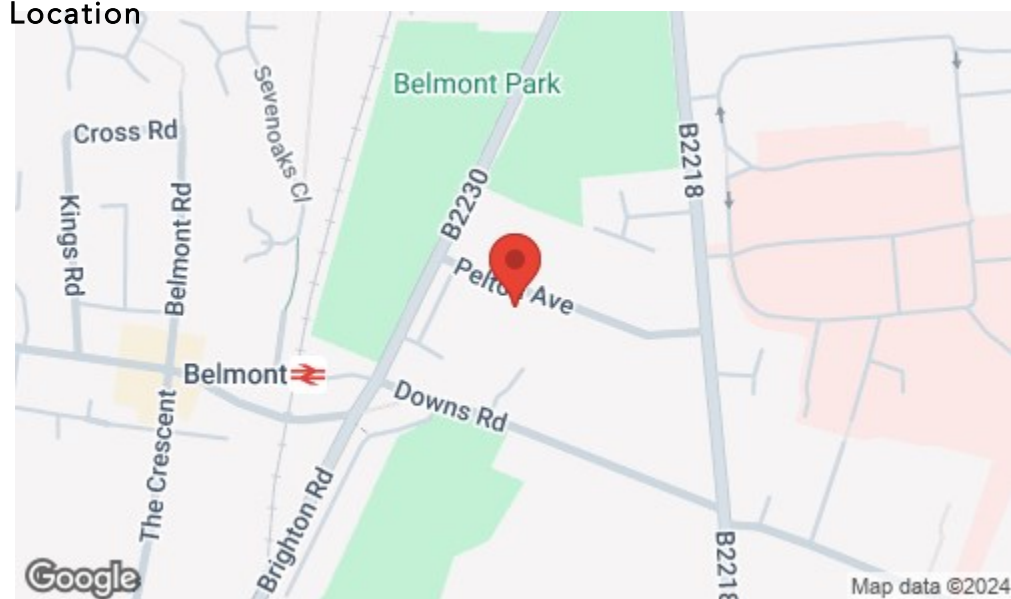


## Location



### 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)

## £2,150 Per Month -

Pelton Avenue, Sutton, Surrey SM2 5NN



### Description

- Detached house
- 0.1 Miles to Belmont station
- Open plan living/dining room
- Three Bedrooms
- Modern Kitchen
- Two Bathrooms
- Private Garden
- Council Tax Band E
- EPC Rating E

### Features

- Gas Central Heating
- Double Glazing
- Neutral Decor

### What you need to know

- Term: 12 months
- Rent: £2150pcm exclusive of bills
- Security deposit: £2480.00
- Council Tax Band E
- Energy Rating: E



## Accommodation

All dimensions and measurements are approximate and for guidance only.

### Just Centro's Opinion...

Pelton Avenue is a detached three-bedroom home that offers fantastic accommodation. The property is ideally located for local amenities including shops, schools & restaurants as well as being just a few minutes' walk from Belmont station offering Southern services into Central London. The house is North East facing with a South West garden.

The property comprises of a light and spacious entrance hall, large formal reception room benefiting from a bay window which leads to a lovely dining room with French doors opening to the private garden. The property also benefits from a newly refurbished fully fitted kitchen leading to the downstairs shower-room

Heading upstairs you will find three spacious bedrooms; two of which are doubles, with the third being a large single as well as a very stylish fully tiled bathroom.

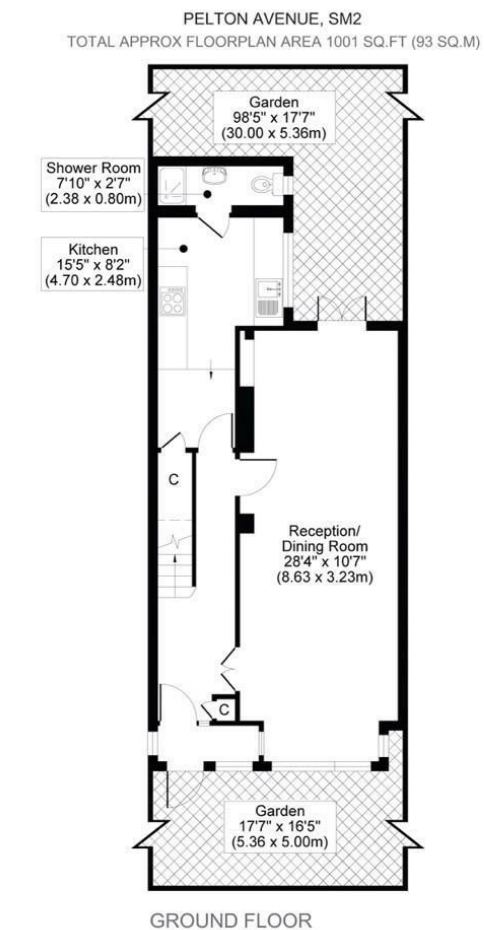
Schools in the area consist of Avenue Primary Academy, Harris Academy, Overton Grange School, Eagle House and Seaton House School along with Bus routes available to the highly regarded Nonsuch High School.

Offered unfurnished and available in December, viewings are highly recommended.

## Additional Photo



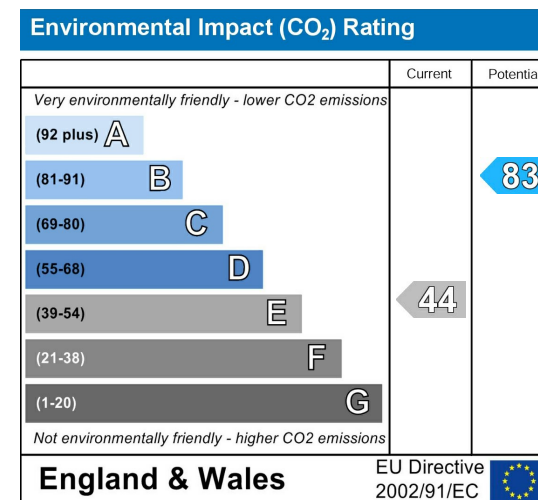
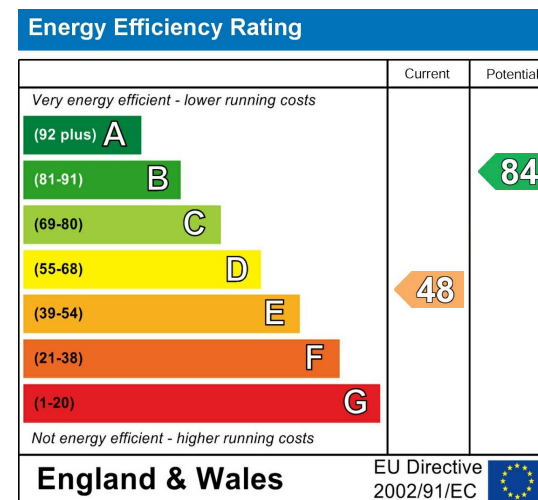
## Floor Plan



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

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## EPC Graph



For illustration purposes only