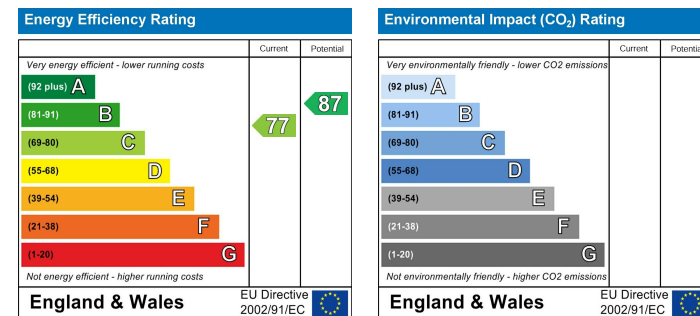


## Location

### 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 - 16th November 2024**  
 Courtenay Avenue, Sutton, Surrey SM2 5ND



### Description

- Town House
- Four Bedrooms
- Three Bathrooms
- Two Reception Rooms
- Gated Development
- Newly Decorated
- New Carpets
- Overlooking Overton Park
- EPC Rating D
- Council Band F

### Features

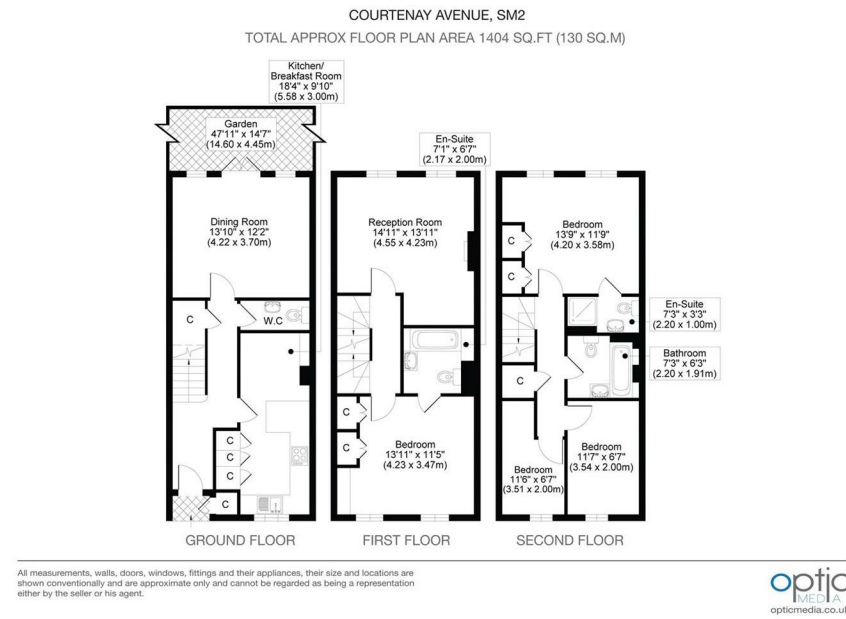
- Gas Central Heating
- Double Glazing
- Neutral Decor

### What you need to know

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



## Floor Plan



For illustration purposes only



All dimensions and measurements are approximate and for guidance only.

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

Nestled in the prestigious Courtenay Avenue of Sutton, this charming townhouse offers a perfect blend of comfort and elegance. Boasting 4 bedrooms and 3 bathrooms, this property is ideal for a growing family looking for a spacious abode.

The ground floor features a well-appointed kitchen/breakfast room, a convenient W.C., and a reception room that opens up to a private garden overlooking the picturesque Overton Park.

Venture to the first floor, where you'll find an additional reception room that could easily be transformed into a 5th bedroom, alongside the master bedroom with its own ensuite bathroom. The top floor offers a further large double bedroom with an ensuite shower-room, a cosy smaller double bedroom, a charming single bedroom, and a family bathroom, providing ample space for everyone in the family.

This townhouse also comes with allocated parking, ensuring convenience for you and your family. Situated in a gated development, this property offers security and peace of mind. Its proximity to amenities, excellent transport links, and reputable schools make it an ideal family home.

Don't miss out on this fantastic opportunity to make this beautiful townhouse your new home. Contact us now to arrange a viewing and make this property yours today!

## Additional Photos

