

## Location

From Belmont Station head over Brighton Road to Downs Road and take a left on to Cotswold Road.

## Location Map



## 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**

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# £2,300 Per Month -

## Cotswold Road, Sutton, Surrey SM2 5NW



## Description

- Detached Family Home
- Three Bedrooms
- Modern Kitchen
- Stylish Bathroom
- Stunning Garden
- Off-Street Parking
- Dishwasher
- Unfurnished
- Council Tax Band F
- Energy Rating: (E)

## Features

- Gas Central Heating
- Double Glazing
- Off Street Parking

## What you need to know

- Term: 12 months
- Rent: £2300pcm exclusive of bills
- Security deposit: £2653.00
- Council Tax Band F
- Energy Rating: (E)



Accommodation



Additional Photo



All dimensions and measurements are approximate and for guidance only.

*Just Centro's Opinion...*

A wonderful three bedroom detached family home located just 0.2 miles from Belmont train station, offering a host of services including a direct train to London Victoria.

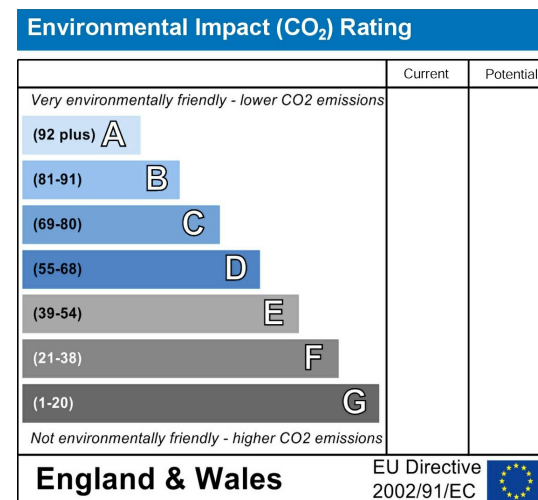
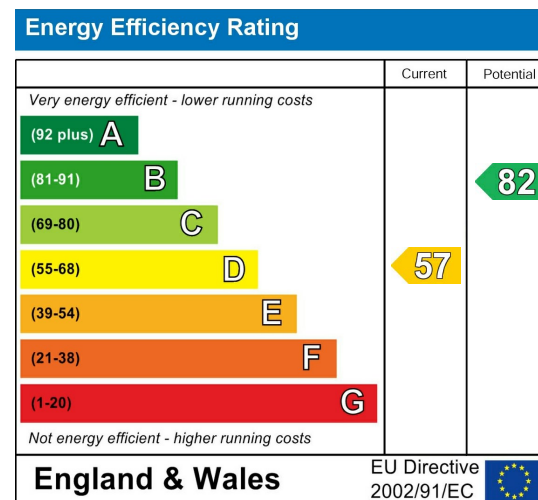
The property offers three spacious bedrooms, two reception rooms along with a separate breakfast room leading to a modern fitted kitchen, stylish bathroom suite with extra walk in shower, a downstairs cloakroom and a beautiful private garden with patio, decked and grassed areas.

Belmont also boasts a Range of local shops and restaurants as well as a whole host of Schools such as The Avenue Primary School, Seaton House, Overton Grange and the Harris Academy all within a short distance of the property.

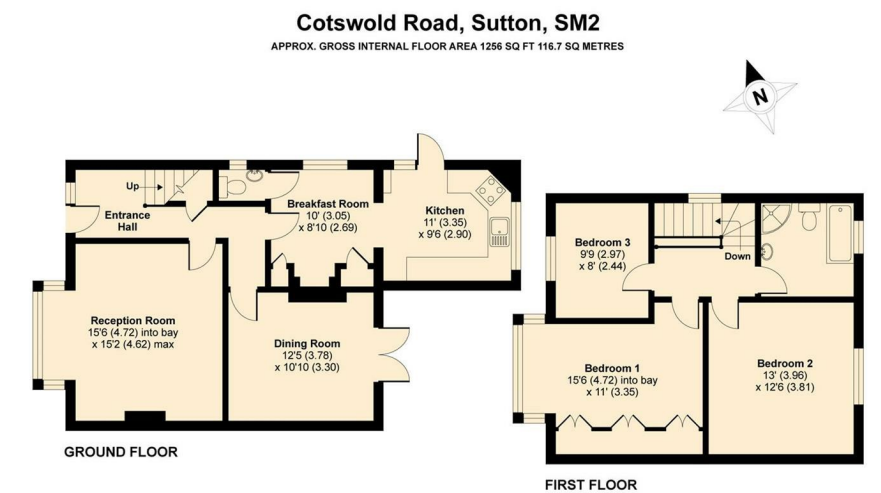
The property also benefits from off street parking

Offered unfurnished and available to view now.

EPC Graph



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. Copyright nichecom.co.uk 2019 Produced for Centro Residential Sales and Lettings REF : 511197

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