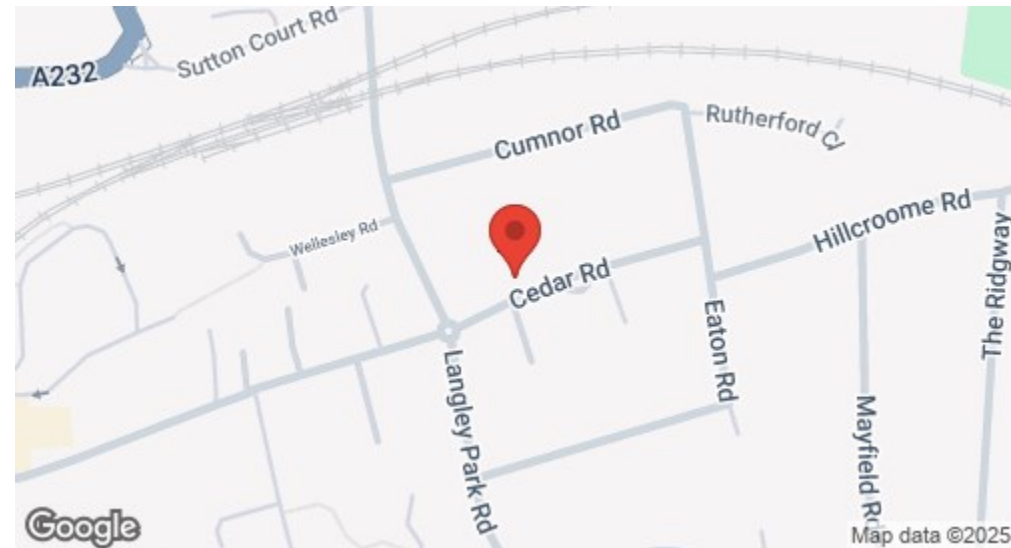
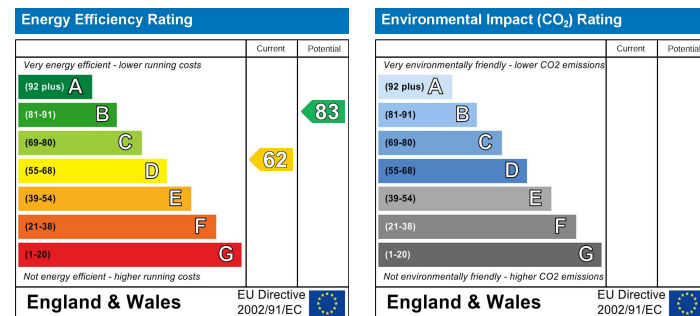


## Location



## 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)

**£3,500 Per Month - 19th April 2025**  
Cedar Road, Sutton, SM2 5DJ



## Description

- Semi-Detached
- Five Bedrooms
- Two Bathrooms
- Modern Kitchen
- Driveway Parking
- Great Location
- Lovely Garden
- Council Tax Band F
- EPC Rating D

## Features

- Gas Central Heating
- Double Glazing
- Excellent Finish

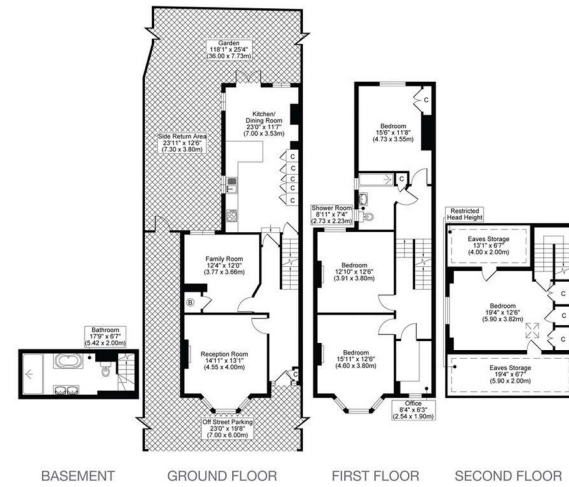
## What you need to know

- Term: 12 months
- Rent: £3500pcm exclusive of bills
- Security deposit: £4038.00
- Council Tax Band F
- Energy Rating: D



## Floor Plan

CEDAR ROAD, SM2  
 TOTAL APPROX FLOOR PLAN AREA INCLUDING EAVES STORAGE & RESTRICTED HEAD HEIGHT 2118 SQ.FT (197 SQ.M)  
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING EAVES STORAGE & RESTRICTED HEAD HEIGHT 1874 SQ.FT (174 SQ.M)



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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For illustration purposes only  
 Accommodation



All dimensions and measurements are approximate and for guidance only.

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

A fantastic Five-bedroom, Two Bathroom Semi-Detached home with Driveway Parking located on the popular Cedar Road in Sutton. This lovely home is full of character and charm and offers you space, style and sophistication.

On the ground floor you have two great sized separate reception rooms, a modern fitted kitchen with built-in appliances and breakfast bar extended with dining area that leads to a private decked and grassed garden. You also have a basement with high-class bathroom with walk-in shower and free-standing bathtub.

On the first floor you have three large double bedrooms, one single bedroom / office and a family bathroom suite.

The loft has been extended to create a spacious master bedroom with built in wardrobes and ample eave storage.

Features include Driveway Parking for Two Cars, Double Glazing, Gas Central Heating and Neutral Decor.

## Additional Photos

