

TO LET



Albion Road, Sutton, SM2
£2,600 PCM


MARTIN&CO

Albion Road, Sutton, SM2

Detached House,
3 bedrooms, 1 bathroom, 2 toilets.
Ample Parking 3 + cars.

£2,600 PCM

Date available: 1st of November 2024

Deposit: £3,000

Part Furnished

Council Tax band: E = £2,647.56 PA

EPC Band D

- DETACHED 3 BEDROOM MODERN HOUSE
- DOUBLE RECEPTION ROOM
- KITCHEN/BREAKFAST ROOM
- COURTYARD FRONT & REAR GARDENS
- RAISED FENCES FOR PRIVACY
- PARKING FOR 3 CARS OR MORE
- SOUTH SUTTON WITH GOOD SCHOOLS
- PART FURNISHED BASIS
- DOG CONSIDERED SUBJECT TO APPROVAL
- AVAILABLE 1st NOVEMBER 2024
- 12 MONTH TO 2 YEARS TENANCY
- RECENTLY REPLACED SHOWER CUBICLE
- SOLE AGENT



A unique 3 bedroom architecturally designed 1998 detached house, in the popular South Sutton Area, approximately 10 minutes walk to Sutton Station, with trains to London Victoria Station approx. 33 minutes. Please use the postcode SM2 5TA for directions to this property.

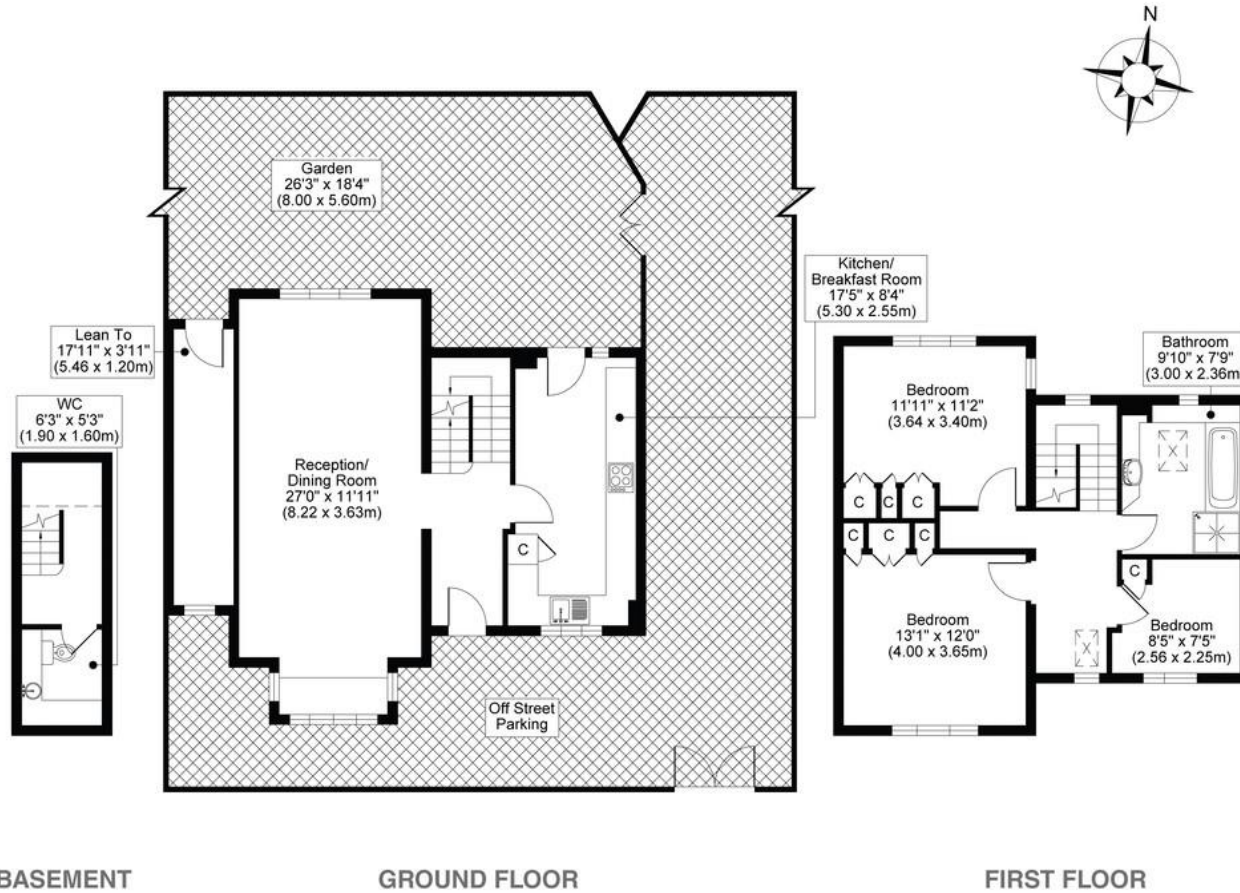
Available from the 1st of November 2024, with a front courtyard seating & parking area, additional side parking for a larger car and a rear raised deck and grassed area with storage to catch the evening sun. Internally on the ground floor is a 27 ft double reception room, good sized entrance hall, separate 17'5 kitchen/diner with appliances plus a small utility room & cloakroom on the lower ground floor. On the first floor there are 2 large double bedrooms, a 3rd good sized single bedroom with a vaulted ceiling and a family bathroom with ornate mosaic tiles & a new shower cubicle.

LONG TERM. Sutton Council Tax Band E
£2,647.56 PA. EPC Band D.



ALBION ROAD, SM2

TOTAL APPROX FLOOR PLAN AREA 1250 SQ.FT (116 SQ.M)



BASEMENT

GROUND FLOOR

FIRST FLOOR

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.

optic
MEDIA
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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.