

Leslie Gardens Sutton, Surrey SM2 6QU

****LOCATION LOCATION LOCATION**** WILLIAMS HARLOW ARE PLEASED TO BRING THIS 4 BEDROOM HOUSE TO THE MARKET. This is in a superb location, close to Sutton Train Station and the Town Centre (7 minute walk) with its own private driveway for parking. Consisting of a large, kitchen-diner and spacious reception room with direct access to the rear garden. Both rooms allow in plenty of natural light. The shower room with WC downstairs provides convenience. Upstairs consists of 4 bedrooms (2 doubles, 2 singles) as well as the larger family bathroom. Double glazing and gas central heating throughout and well worth viewing. Available immediately on an unfurnished basis.

£2,500 PCM Unfurnished



ENTRANCE HALL

Carpet and open tread staircase giving access to the first floor accommodation.

LARGE KITCHEN/DINING AREA

New and fully fitted with a modern design. There is a fridge freezer, washing machine, dishwasher, electric oven and hob. Base and eye level units providing plenty of storage. There is a large glass panel providing visual view into the rear reception room.

REAR RECEPTION ROOM

A good sized bright and airy room. Fully carpeted. Spreads the full width of the house with sliding double-glazed patio doors giving access directly to the rear garden.

SHOWER ROOM

Fully enclosed shower cubicle with wall mounted shower. Low level WC, wash hand basin and frosted double-glazed window.

FIRST FLOOR ACCOMMODATION

GENEROUS LANDING

Side window, fully carpeted with classic wooden banisters.

BEDROOM ONE

Large double bedroom with double-glazed rear aspect overlooking the garden. Radiator.

BEDROOM TWO

Front aspect large double bedroom, fully carpeted with radiator.

BEDROOM THREE

Good size single bedroom with front aspect. Radiator.

BEDROOM FOUR

Good size second single bedroom with rear aspect and new carpet.

FAMILY BATHROOM

Good size with a modern design and feel. Supplying a panel bath with a shower over the bath. Wash hand basin. Low level WC.

OUTSIDE

Quiet residential cul-de-sac within close proximity to Sutton Mainline Train Station and the Town Centre. The Town Centre provides plenty of bars, cafes and restaurants as well as the usual high street retail outlets.

FRONT

Small grass garden and private driveway providing useful off street parking.

GARAGE

An up and over metal door to the front. Kitchen Units for storage.

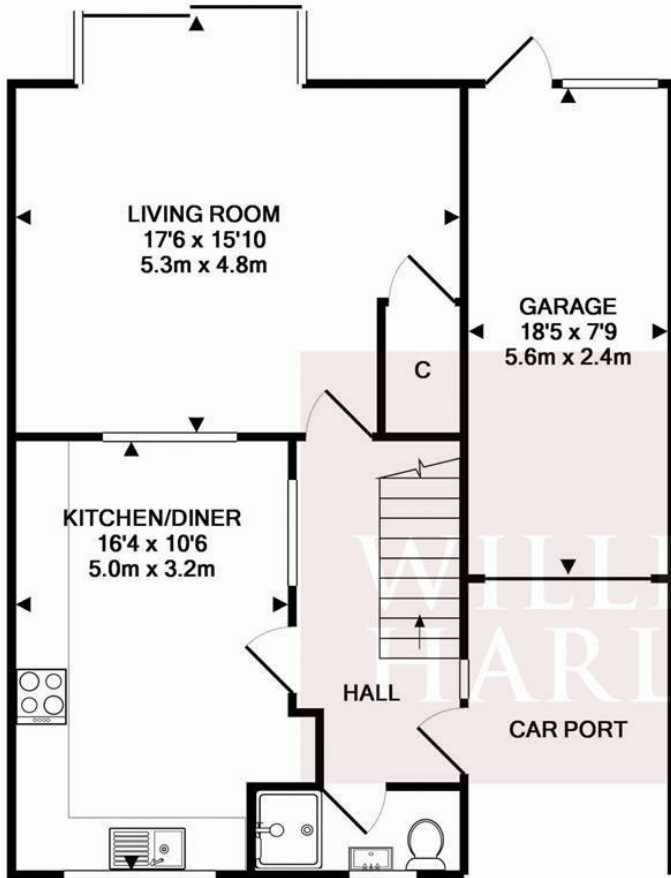
REAR GARDEN

Large low maintenance rear garden with a paved area and raised flower beds along the perimeter of the garden.

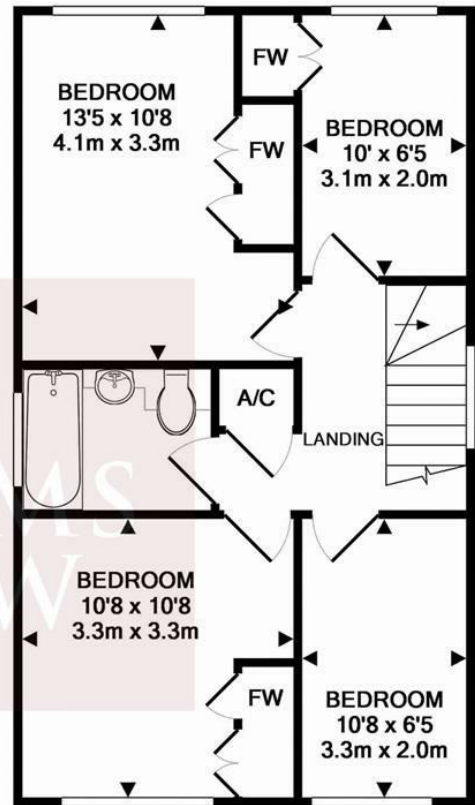
COUNCIL TAX

Council Tax Band F (£2,792.29) 2022 / 23





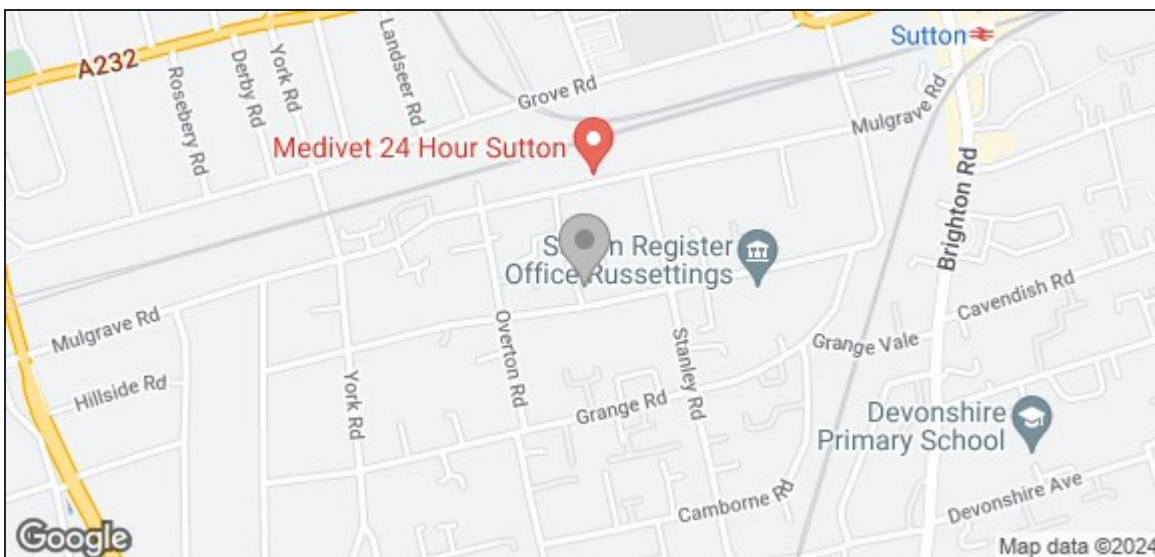
GROUND FLOOR
APPROX. FLOOR
AREA 747 SQ.FT.
(69.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 497 SQ.FT.
(46.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1244 SQ.FT. (115.6 SQ.M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst care is taken in the preparation of this plan, please check all dimensions, shapes before making decisions reliant upon them. KEY: C = CUPBOARD FW = FITTED WARDROBE
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
		EU Directive 2002/91/EC	