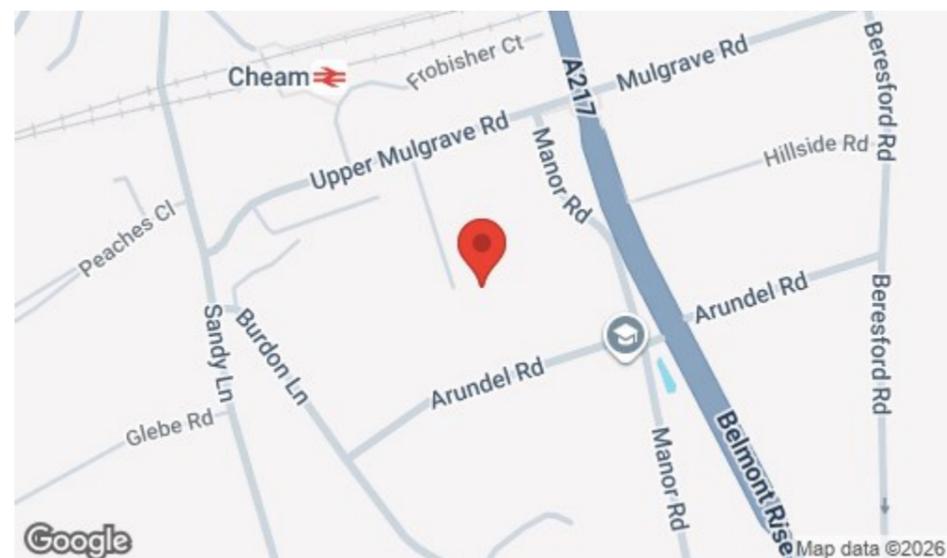


## Location

### 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**

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)

**£3,000 Per Month -**  
Champneys Close, Sutton, Surrey SM2 7AL



### Description

- Detached Family Home
- Five Bedrooms
- Two Bathrooms
- Two Reception Rooms
- Garage
- Driveway Parking
- Beautiful Garden
- Council Tax Band G
- Energy Rating: D
- 6 Month Tenancy

### Features

- Gas Central Heating
- Double Glazing
- Neutral Decor

### What you need to know

- Term: 6 months
- Rent: £3000pcm exclusive of bills
- Security deposit: £3461.00
- Council Tax Band G
- Energy Rating: D



## Accommodation

### Additional Photo



All dimensions and measurements are approximate and for guidance only.

### Just Centro's Opinion...

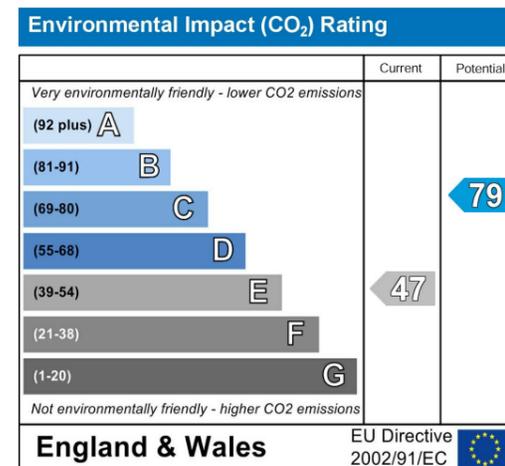
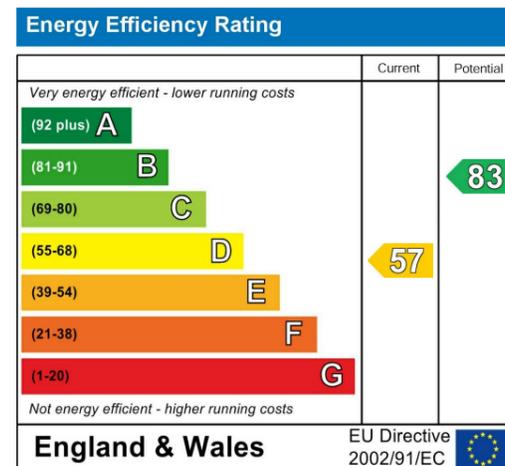
6 Month Tenancy -

Tucked away at the end of a quiet, tree-lined cul-de-sac in one of Cheam's most desirable roads sits a beautiful five-bedroom detached home — a rare gem on the exclusive Champneys Close. Just a short stroll from Cheam Village and the rail station, it offers a peaceful retreat with all the convenience of local shops, transport, and top-rated schools right on your doorstep.

Downstairs, you're welcomed by two generous reception rooms — perfect for cosy evenings in or lively gatherings with family and friends. The open-plan kitchen and breakfast room is truly the heart of the home, where morning coffees and weekend brunches become cherished rituals. A separate utility room keeps things tidy, while the modern downstairs shower room and access to the private garden add practicality and charm. The garden itself is a quiet sanctuary, ideal for summer barbecues or simply relaxing with a book on the patio.

Upstairs, five well-appointed bedrooms offer flexible living — whether you're accommodating a growing family, working from home, or welcoming guests. The three main double bedrooms come with built-in wardrobes, and the smaller double and single room are perfect for little ones, a study, or even a walk-in wardrobe. A sleek bathroom suite with a bidet and separate W.C. completes the upper floor.

### EPC Graph



### Floor Plan



For illustration purposes only