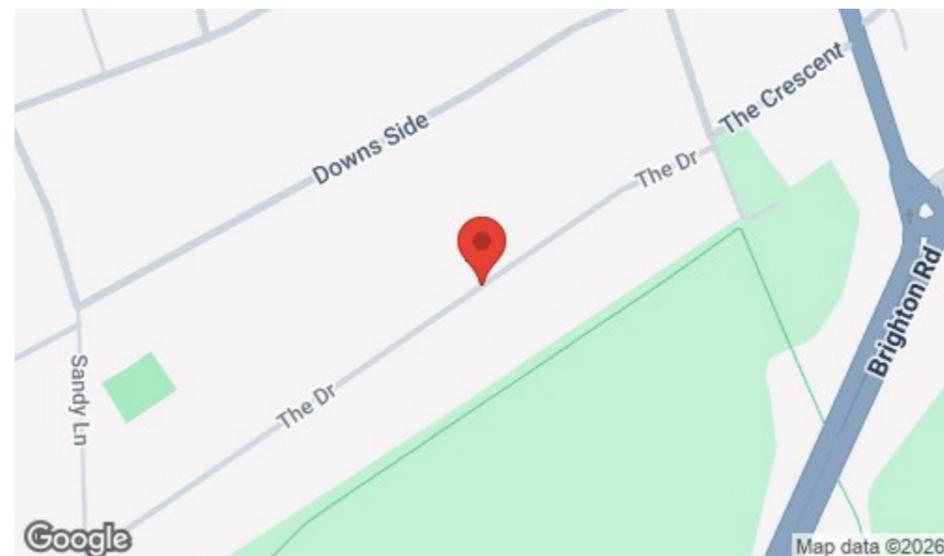


## Location

### 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)

## £4,500 Per Month - The Drive, Sutton, SM2 7DP



### Description

- Private Road
- Detached House
- Five Bedrooms
- Three Bathrooms
- Six Reception Rooms
- Backing Banstead Downs Golf Course
- EPC Rating TBC
- Council Tax Band : H

### Features

- Gas Central Heating
- Double Glazing
- Driveway Parking

### What you need to know

- Term: 12 months
- Rent: £4500pcm exclusive of bills
- Security deposit: £6230.00
- Council Tax Band: H
- Energy Rating: TBC



## Accommodation

### Additional Photo



All dimensions and measurements are approximate and for guidance only.

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

Situated on The Drive, South Cheam, you will find this impressive five-bedroom, three-bathroom detached family home. Set on a highly regarded private road. The property boasts an expansive layout with six reception rooms, providing ample space for both relaxation and entertaining.

Ideally located, the residence is within easy reach of Cheam village, where you will find a delightful array of shops, restaurants, and schools, as well as excellent transport facilities. The home backs onto the picturesque Banstead Downs Golf Course, offering stunning views and a serene atmosphere. This combination of location, space, is a rare find in the market.

Offered unfurnished and available in February.

### EPC Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

### Floor Plan



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS: Residential). ©ivd.com 2024. Produced for Centro Residential Sales and Lettings Limited. REF: 841353.

For illustration purposes only