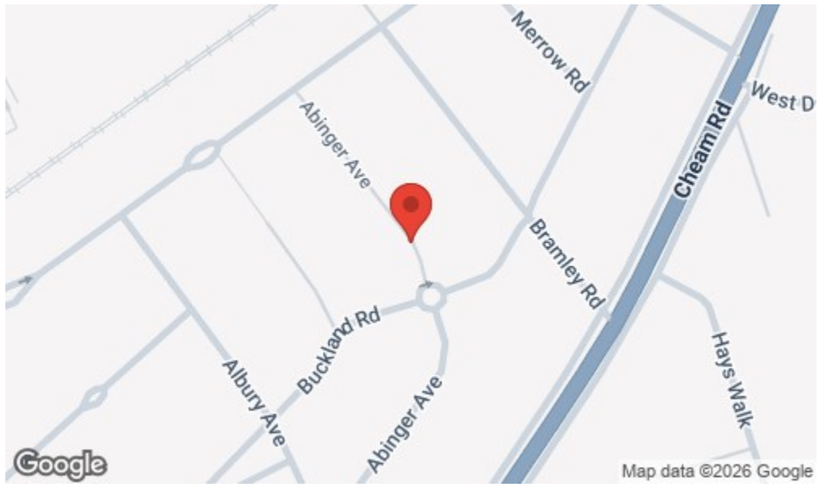
## Location

From Sutton station head South on the High Street and turn right into Mulgrave Road, continue into Upper Mulgrave Road, then turn left into Sandy Lane. Turn right into West Drive and then turn left into Cheam Road. Turn right into Bramley Road and then left into Buckland Road. At the roundabout, take the third exit into Abinger Avenue. The property can be found on the left hand side.

## 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

See a selection of our properties at www.centro.plc.uk

# £2,500 Per Month -

## Abinger Avenue, Cheam, Surrey SM2 7LW



## Description



- Detached House
- Two reception rooms
- Fitted kitchen
- Three bedrooms
- Family bathroom
- Garage and off street parking
- Unfurnished
- Downstairs W/C
- Energy Rating: D
- Council Tax band: F

## Features

- Double glazing
- Gas heating
- Neutral decor

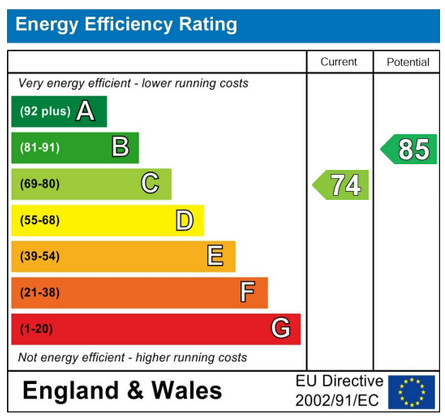
## What you need to know

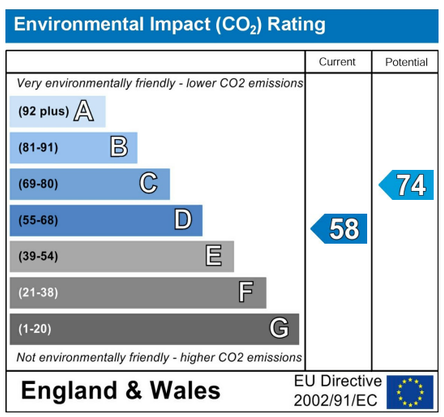
- Term: 12 months
- Rent: £2500pcm exclusive of bills
- Security deposit: £2884.00
- Council Tax band: F
- Energy Rating: D

## Additional Photo



## EPC Graph




## Accommodation

All dimensions and measurements are approximate and for guidance only.

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

A fantastic three-bedroom detached house with Garage and Driveway in a quiet residential road in Cheam. Located on Abinger Avenue this lovely home offers you space and style.

Downstairs comprises of two large reception rooms a spacious fully fitted kitchen with integrated kitchen goods, and a downstairs W/C.

Upstairs you have two double bedrooms, one single bedroom and a family bathroom suite.

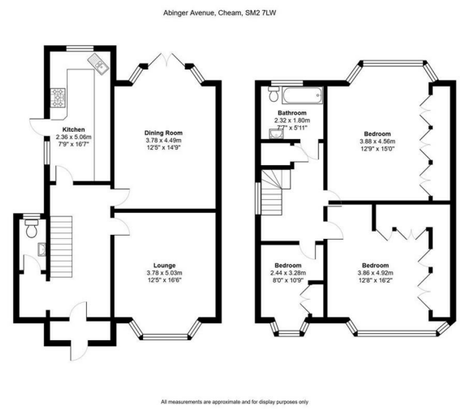
Other features include a beautiful rear garden with a small patio and grassed areas. Garage, Driveway Parking, Gas Central Heating, Double Glazing, Neutral Decor and Storage Space

For Schools you are perfectly location for both Cuddington Croft Primary School, and Nonsuch High School for Girls

Offered unfurnished and available in December.

(£80pcm additional cost for gardener to visit fortnightly).

## Floor Plan




For illustration purposes only