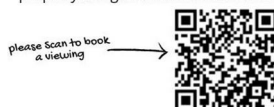




Rent My Home is an online agent allowing our vendors to manage and market their property directly.

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35 Calthorpe Gardens, Sutton, SM1 3DF

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Private Portfolio Landlord is delighted to offer to the rental market this spacious and well-presented 3 bed house (1049 sq ft) with large private 41 ft garden, garage and off street parking in a charming residential street close to all amenities of Sutton. UNFURNISHED. PETS WELCOME. AVAILABLE 5TH APRIL 2023.

The property is in good condition with carpet throughout (except bathroom and kitchen). The ground floor comprises a fully fitted Kitchen, a garage, a WC and spacious Reception with direct access to the large private garden.

The first floor comprises 3 double bedrooms and a fully fitted bathroom.

£1,900 PCM

35 Calthorpe Gardens

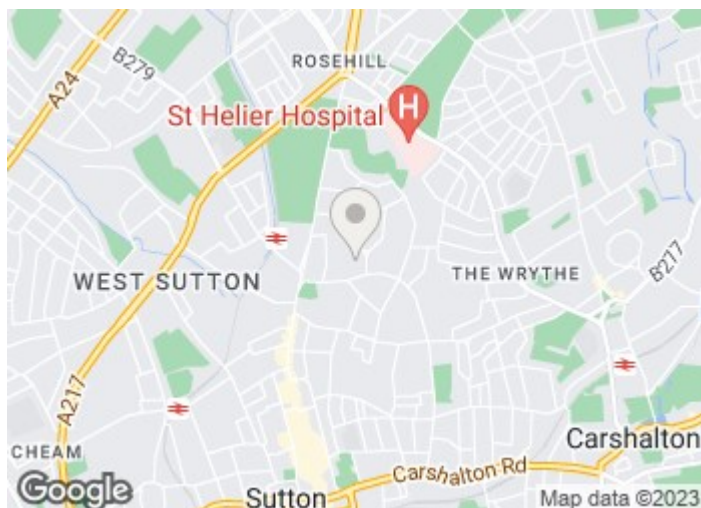
, Sutton, SM1 3DF



■ UNFURNISHED

■ PETS WELCOME

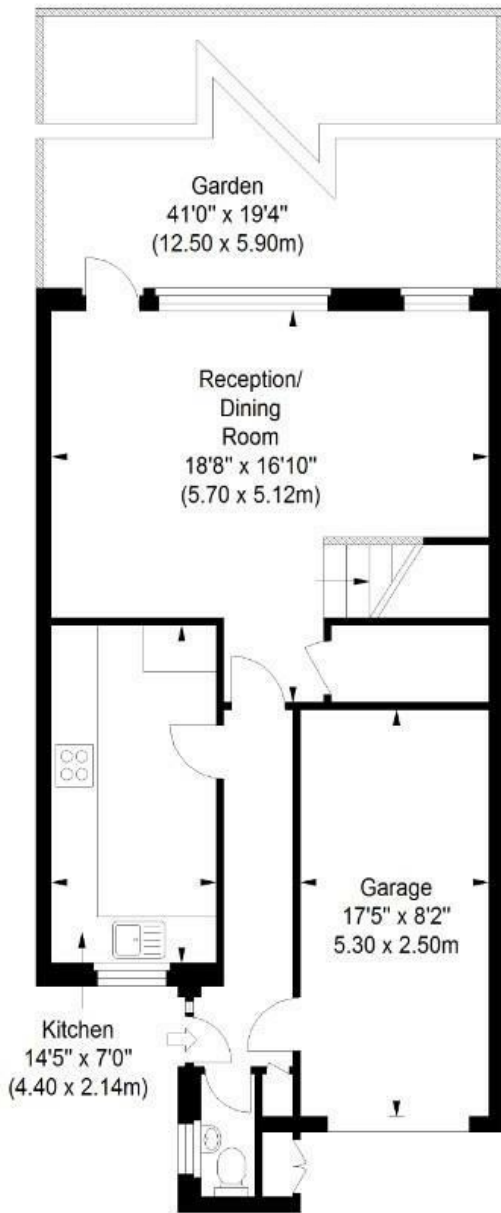
■ AVAILABLE 5TH APRIL 2023



[Directions](#)



Floor Plan



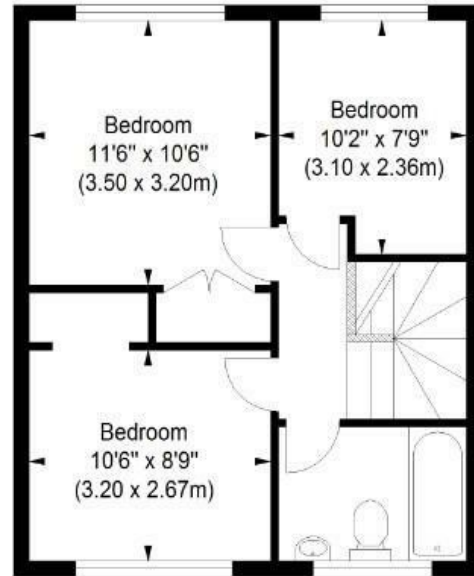
Ground Floor



Calthorpe Gardens

Approximate Gross Internal Area
901 sq ft / 83.76 sq m
(Excluding Garage)

Approximate Gross Internal Area
1049 sq ft / 97.45 sq m
(Including Garage)



First Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	81		78
<small>Very energy efficient - lower running costs</small> <small>(82 plus) A</small> <small>(61-81) B</small> <small>(49-60) C</small> <small>(35-48) D</small> <small>(23-34) E</small> <small>(11-20) F</small> <small>(1-10) G</small> <small>Not energy efficient - higher running costs</small>	<small>EU Directive 2002/91/EC</small>	<small>Very environmentally friendly - lower CO₂ emissions</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	<small>EU Directive 2002/91/EC</small>