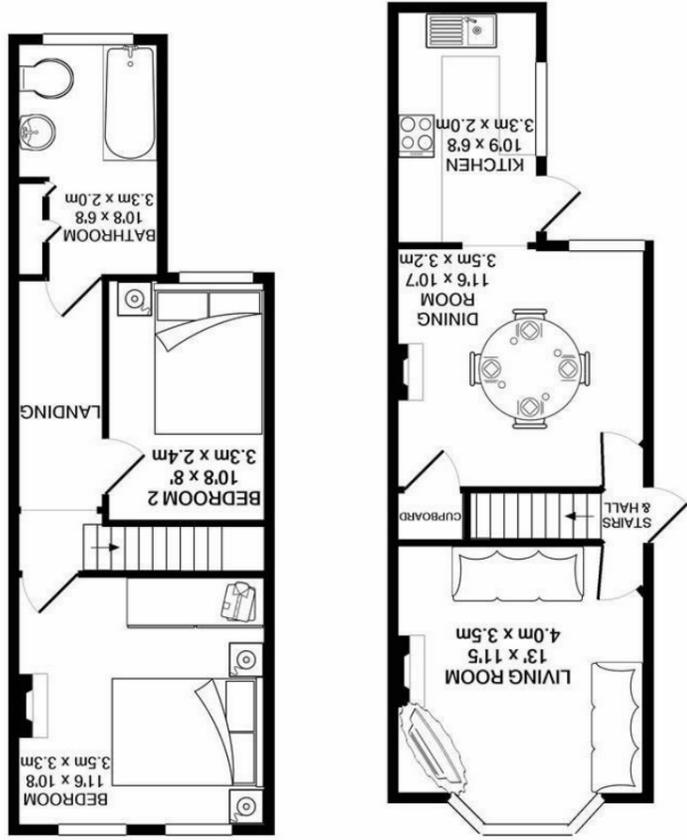


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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1ST FLOOR  
 APPROX. FLOOR AREA 359 SQ.FT. (33.4 SQ.M.)

GROUND FLOOR  
 APPROX. FLOOR AREA 367 SQ.FT. (34.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 726 SQ.FT. (67.5 SQ.M.)

**SILVERMAN**  
**BLACK**  
 PROPERTY SPECIALISTS



14 Beauchamp Road, Sutton, Surrey, SM1 2PZ

£1,450 Per Calendar Month



## 14 Beauchamp Road

Sutton, SM1 2PZ

**£1,450 Per Calendar Month**

Silverman Black are delighted to offer to the rental market a delightful, two bedroom fully furnished character cottage situated in a popular and sought after residential street within easy reach of both West Sutton and Sutton BR stations. Affording good size and well appointed accommodation, the property has been modernised to a good standard and affords two spacious reception rooms, an upstairs bathroom and fully fitted kitchen. Externally the cottage has a summer house/studio at the back of the garden with electrical power. There is a 50 ft garden, which has artificial grass laid to lawn. Viewing is strongly recommended. No Pets. Available second week of September 2021.

- Silverman Black are delighted to offer to market a 2 bedroom cottage
- Two reception rooms and fully fitted kitchen
- Close to West Sutton BR station and Sutton Main BR Station
- Fully furnished
- The property also has an upstairs bathroom and two well appointed bedrooms
- There is a summer house/studio in the rear garden
- The garden is laid with artificial lawn
- Viewing is highly recommended
- Available second week of September 2021

