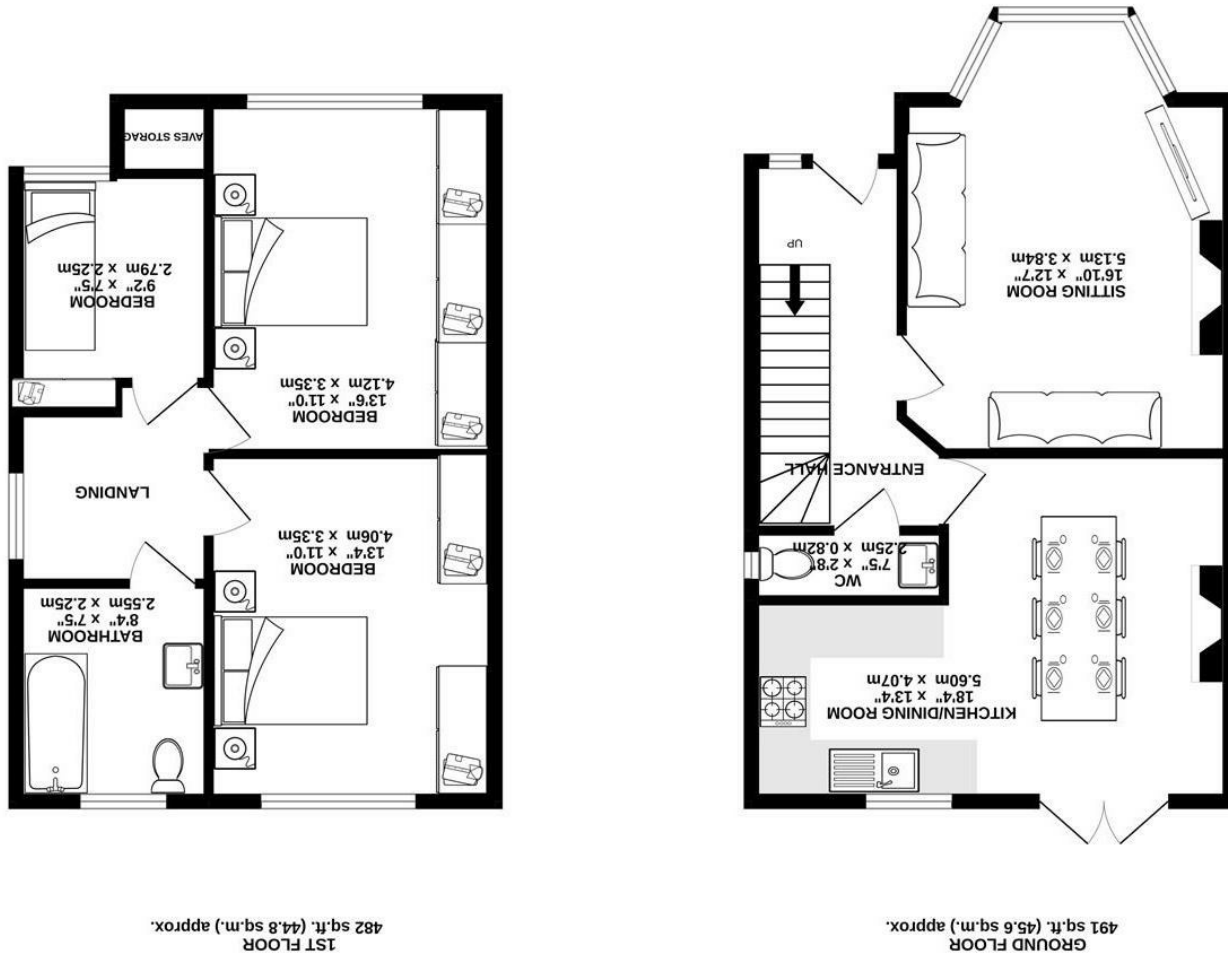
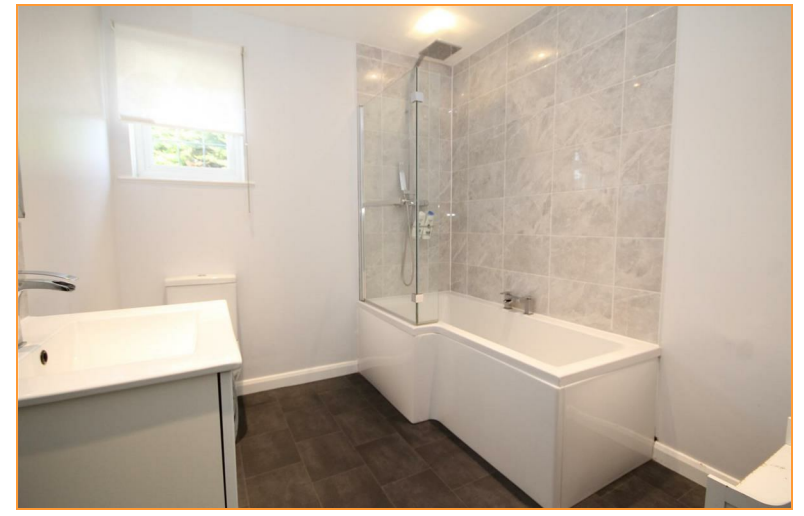


While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as 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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**BLACK**  
 PROPERTY SPECIALISTS





## 4 Mayfield Road

Sutton, SM2 5DT

£2,350 PCM

Available 1st April 2024 - Unfurnished. Silverman Black is delighted to offer this spacious and well presented three bedroom semi detached family home, located in a highly sought after residential close within approximately half a mile of Sutton town centre and BR Station. On the ground floor, the accommodation comprises a welcoming entrance hall, a generously proportioned living room, a downstairs WC and a wonderful open plan kitchen/dining room with a fully integrated kitchen suite and French doors to a west facing patio and garden. Upstairs, there are three well-proportioned bedrooms (2 x double & 1 x single) and a recently refitted bathroom with an overbath shower. Other benefits include full double glazing and gas/radiator central heating. Externally, there is ample off street parking for two vehicles at the front, whilst to the rear there is a single garage and a well-maintained 60 ft rear garden - perfect for kids, family get-togethers or BBQs during the warmer months. In terms of local facilities, the house is ideally located for access to myriad excellent primary and secondary schools - with five Grammar Schools and some exceptional Independent Schools (including Sutton High) all located within a three mile radius. The shopping facilities, bars and restaurants of Sutton town centre is 0.6 miles away - approx 12 minutes walk - which also incorporates a mainline BR station affording access to East Croydon/London Bridge and Clapham Junction/London Victoria in around half an hour. Sutton Highfields Tennis Club is only a couple of hundred yards down the road, with Sutton Tennis & Squash centre being about half a mile distant. Viewing of this comfortable, modern home is highly recommended - so call today to book your appointment.

- Available 1st April 2024
- A beautiful well maintained Three Bedroom semi-detached house
- Located in South Sutton close to Sutton BR Mainline Train Station
- Open plan rear Kitchen/Diner
- Downstairs WC with separate reception room
- Garage to the rear with side access
- Upstairs the property benefits from three good sized bedrooms
- Lovely well maintained rear garden and patio
- No Pets
- Viewing highly recommended

