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 PROPERTY SPECIALISTS





## 72 Clarence Road

Sutton, SM1 1RJ

£1,875 PCM

Nestled on the charming Clarence Road in Sutton, this delightful semi-detached Victorian cottage offers a perfect blend of character and modern living. Spanning approximately 700 square feet, the property features two well-proportioned reception rooms on the ground floors with two double bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable home. The kitchen has been recently replaced and the bathroom is located upstairs.

Recently refurbished, the cottage boasts brand new carpets throughout, providing a fresh and inviting atmosphere. The interior is designed to maximise space and light, creating a warm and welcoming environment. The living areas are perfect for relaxation and entertaining, while the two bedrooms offer a peaceful retreat at the end of the day.

Conveniently located close to Sutton High Street, residents will benefit from a wide array of shops, cafes, and amenities just a short stroll away. The area is well-connected, making it easy to access public transport links for those commuting to London or other nearby areas.

This Victorian cottage is a rare find in a sought-after location, combining modern comforts with the charm of period features.

Available Immediately. No pets. Viewing highly recommended.

- Vacant possession - Immediate occupancy available
- A nicely refurbished two bedroom semi detached Victorian cottage located in a convenient location within walking distance of Sutton High Street
- Accommodation comprises: two separate reception rooms, hallway & kitchen on the ground floor with two double bedrooms and a family bathroom upstairs
- 30 ft private, enclosed rear garden
- Gas/Radiator heating, double glazing, refitted kitchen with solid wood work surfaces, quality carpets, excellent decorative condition
- Council Tax Band "D"; EPC rating: "D" (59/85)
- 0.2 miles from the shops, bars and recreational facilities of Sutton High Street; approximately 0.7 miles (10 minutes walk) to Sutton Mainline BR station affording access to The City, London Victoria, London Bridge and Wimbledon
- 0.5 miles to West Sutton Thameslink services to Wimbledon and London St Pancras. Access to myriad exceptional schools including Sutton High School for Girls, Manor Park, Sutton Grammar and many others
- Viewing highly recommended - call today to book your appointment.

