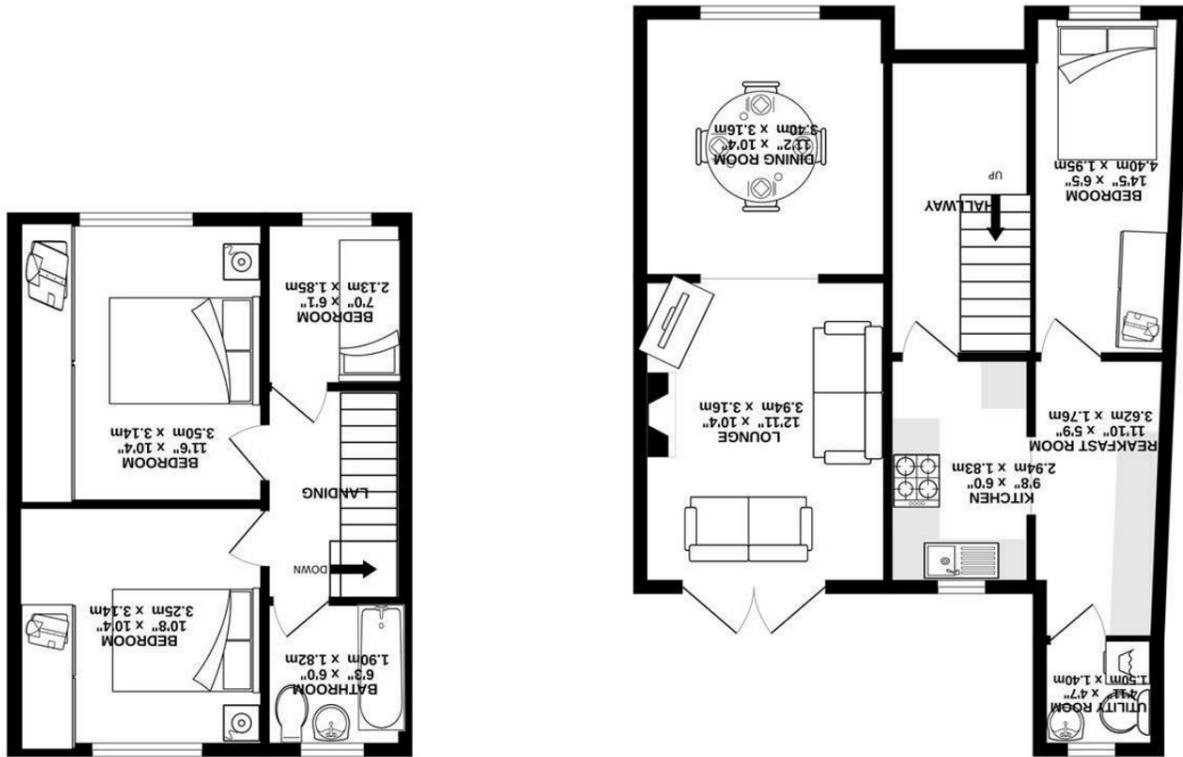


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is illustrative purposes only and should be used as such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





## 34 Erskine Road

Sutton, SM1 3BQ

**£2,300 Per Calendar Month**

Silverman Black is delighted to offer this extended 3/4 bedroom semi detached house located on the borders of the Poets Estate. The property is within a 15 minute walk of Carshalton BR station. To the side the garage has been converted into a useful home office/gym/fourth bedroom, with a downstairs cloakroom/WC. There is a useful utility room next to the kitchen. Upstairs there are two good size double bedrooms, a single bedroom and a family bathroom - whilst externally the property has off street parking for two/three vehicles to the front and a pleasant rear garden, extending some 60 ft with a decked pergola area and a shed to the rear of the garden. Carshalton BR station is 0.7 miles away, offering 4 fast trains per hour to London Victoria, whilst several excellent local schools are also close at hand (St Philomena's, St Marys Primary & Sutton Grammar are all less than 1 mile distant). According to Section 21 of the Estate Agents Act 1979 we declare that the vendor of this property has an existing relationship with a member of our staff.

- Silverman Black are delighted to offer to the rental market a 3/4 Bedroom Semi-detached house
- Three bedrooms on first floor and one bedroom/study on ground floor
- Downstairs WC and extended kitchen to side
- Open plan lounge with patio door leading to the garden
- Off street parking for 2/3 cars
- EPC Rating D
- Viewing Highly recommended
- According to Section 21 of the Estate Agents Act 1979 we declare that the vendor of this property has an existing relationship with a member of our staff.

