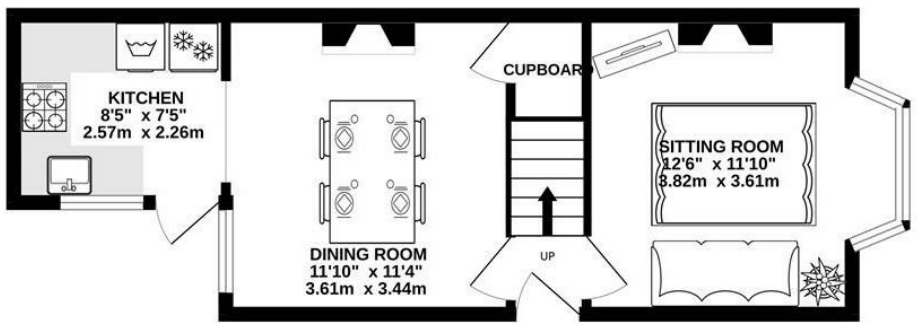
72 Clarence Road, Sutton, SM1 1RJ

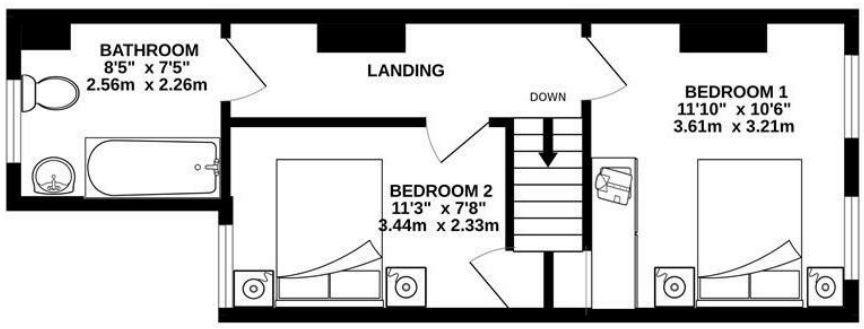
£1,875 PCM

SILVERMAN BLACK
PROPERTY SPECIALISTS

GROUND FLOOR
359 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 706 sq.ft. (65.6 sq.m.) approx.

Whilst 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 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.
Made with Metropix ©2025

A Bank House, 14 High Street, Carshalton, Surrey SM5 3AQ
T 0208 773 2929 E info@silvermanblack.co.uk
W www.silvermanblack.co.uk

SILVERMAN BLACK
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.