



Four bedroom family home in a great location

exclusive to

SAUNDERS

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Balmoral Way Sutton SM2

Sutton Town Centre 2.2 miles
London By Rail 40 minutes
M25 (Junction 9) 9.8 miles

All times and distances are approximate

Perfectly positioned for commuters with Belmont Station just a short distance away, this spacious four bedroom detached family home with double garage comes to market empty and ready for occupation now. The property is located in the desirable Sutton area and is presented in a good modern condition throughout. Benefits include rear enclosed garden, driveway parking for multiple cars, excellent local amenities, great catchment area for local schools.



To Let £3,300pcm

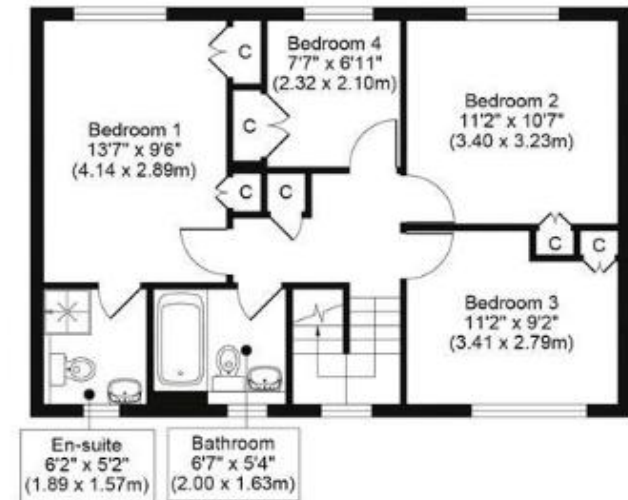
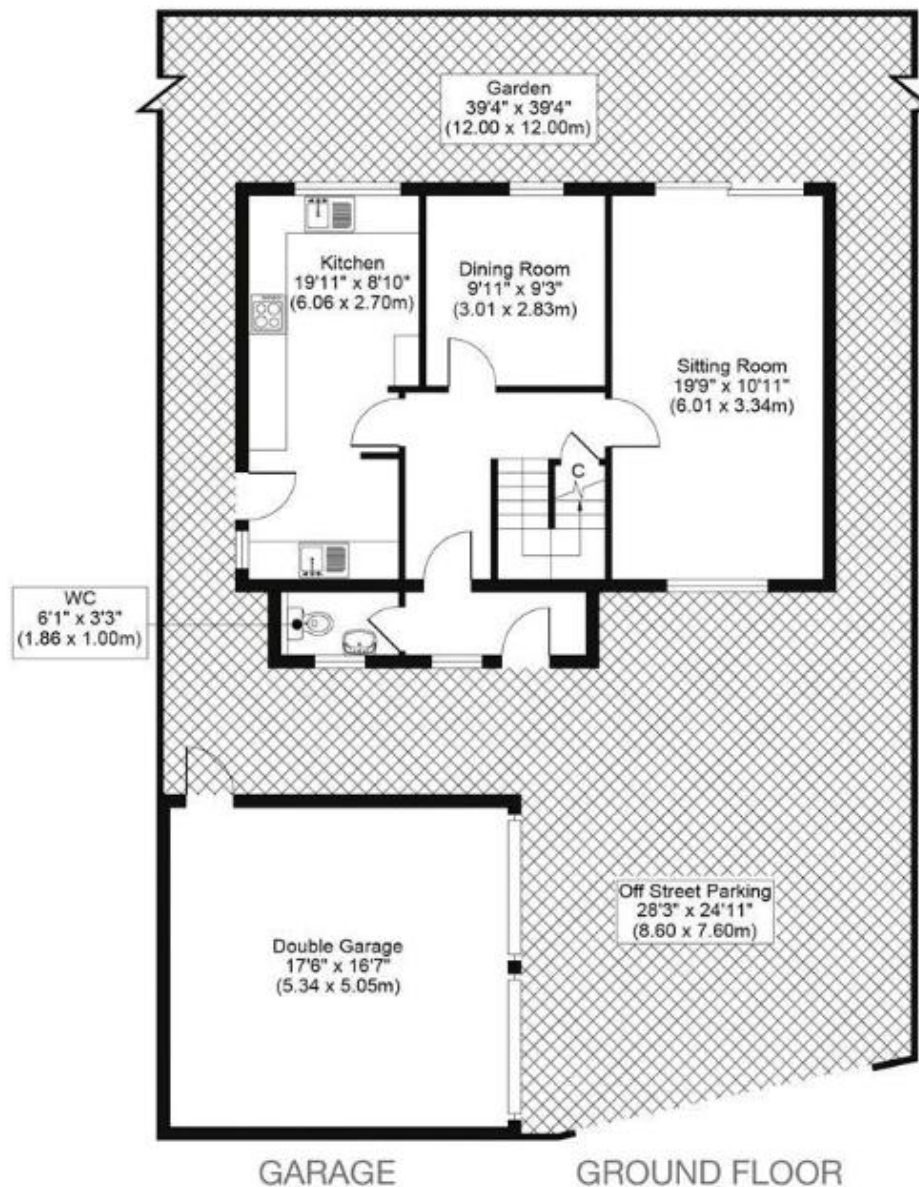




Available Now | Four Bedroom | Two Bathrooms | Unfurnished | Driveway Parking For Multiple Cars | Double Garage | Close To Sutton High Street



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | 69 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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Viewing
Please call us to arrange
a viewing appointment

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Kingswood
01737 360000

2 High Street
Banstead
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