

TURNERS



Downs Road, Sutton, SM2

£1,750 PCM

0208 687 9787 | [turnersproperty.com](http://turnersproperty.com) | 105 London Road, Morden, Surrey, SM4 5HP

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## Full Description

Tucked away in a cul-de-sac location, this two bedroom property offers excellent access for anyone working at the Royal Marsden Hospital, or within the nearby area, with Belmont overground station (Southern Rail, into Victoria or to Epsom Downs) being approx 7 mins walk based on google maps.

Note you will need to show an annual income of at least 56k to pass the credit eligibilty on this property.

Setback from the road this two bedroom property comprises, living room, kitchen, two double bedrooms, family bathroom and outside space.

The ground floor has wood laminate flooring throughout making it easy to maintain.

Upstairs, the main bedroom measures approx 11' x 10'3 while the second bedroom, also a double room, would make a lovely, nursery, study or guestroom.

There is a family bathroom with fully-tiled walls and white, three piece bathroom-suite.

To the rear of the property is patio garden, hard-landscaped and therefore needing little maintenance and could be softened with tubs of plants and shrubs; perfect for dining alfresco and hosting barbecues with friends.

Located on Downs Road, the property is actually situated on a discreet side lane set between number 111 and 137 Downs Road with only a few houses in the street.

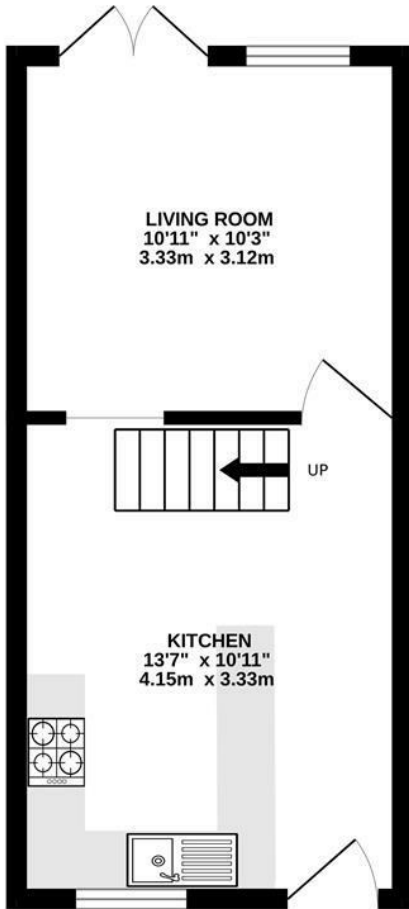
Sutton town centre is only 1.2 miles away (approx 30 mins walk / 4 mins drive based on google maps) Cheam Village is similarly close by, while Belmont overground station is just moments away.



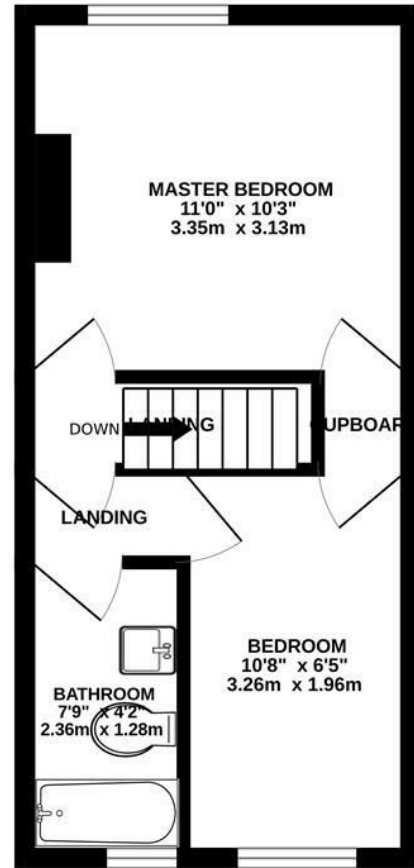
## Key Features

- Two Bedroom House
- Cul-de-Sac Location
- Close to Royal Marsden Hospital
- Belmont Station Nearby
- Easy Access to Sutton & Cheam Village

GROUND FLOOR  
256 sq.ft. (23.8 sq.m.) approx.



1ST FLOOR  
257 sq.ft. (23.9 sq.m.) approx.



TOTAL FLOOR AREA : 513 sq.ft. (47.7 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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	

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