



CHRISTIES



SUTTON

Available mid December - Unfurnished - A magnificent four/five bed, three bath, family home located within a gated development close to Sutton town centre & mainline station - The property has a high standard of finish throughout - comprising bright & airy living area & conservatory, fully equipped luxury kitchen, four/five good sized bedrooms (two with en-suites) & further family bathroom, 40' rear garden & off street parking for two cars.

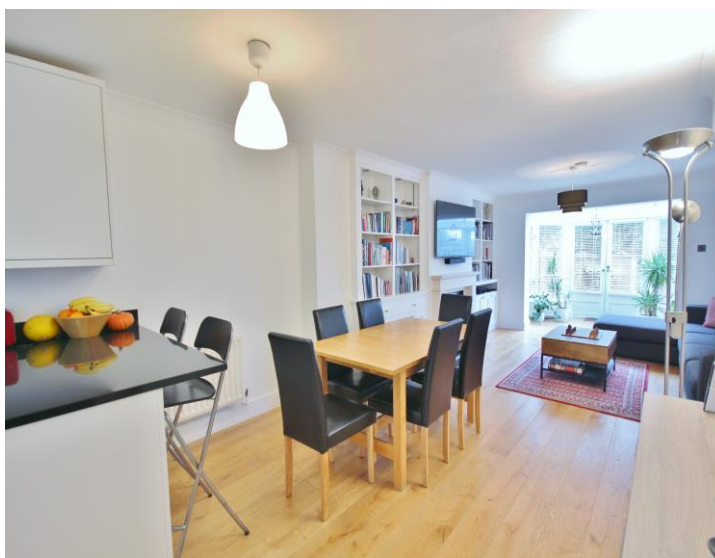
1, COURTENAY AVENUE, SUTTON, SM2 5ND MONTHLY RENTAL OF £2,200

Neutrally decorated, wooden and tiled flooring throughout, gas central heating controlled via 'Nest' thermostat

Superb living area with wooden flooring, feature fireplace with impressive integral gas fire, built in shelving and storage cupboards, space for dining table and chairs

Bright and airy conservatory with wooden flooring and double doors leading to rear garden

Luxury front aspect fitted kitchen with tiled floor, inset spotlights, matching wall and base units with granite worksurface over and inset sink, built in oven and hob with extractor over, integrated microwave, dishwasher, washer/dryer, American style fridge freezer



On the first floor the front aspect master bedroom has fitted wardrobes, dressing table and drawers and an en-suite bathroom with panel enclosed bath and wall mounted shower, part tiled walls, tiled floor, low level wc, wash hand basin, window to side

Further spacious living area/bedroom with windows to rear and wooden flooring

On the second floor there are three further bedrooms one with en-shower shower room and a further family bathroom

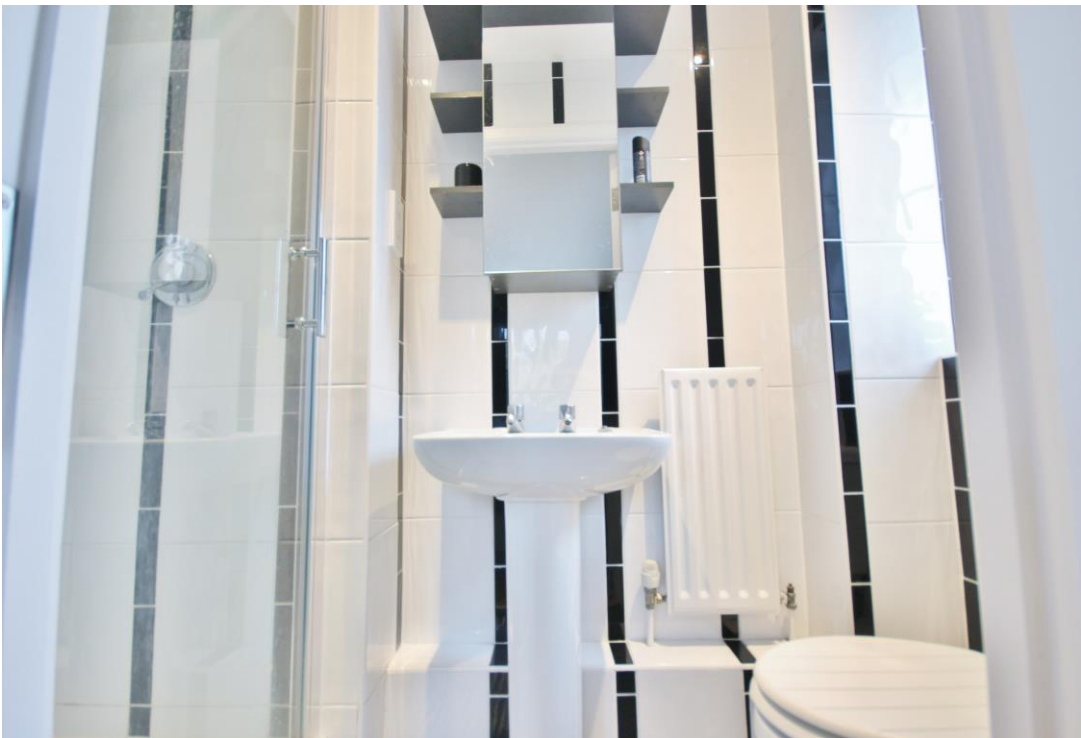
The neat and tidy rear garden has a patio area, lawn, timber shed and rear access, backing Overton park

Off street parking for two cars









GROUND FLOOR

ENTRANCE HALL - 9' x 3'

LIVING AREA - 20' 10" x 13' 9"

CONSERVATORY - 10' 8" x 7' 1"

KITCHEN - 12' x 11'

FIRST FLOOR

LANDING - 9' x 6'

MASTER BEDROOM - 14' x 13'

EN-SUITE BATHROOM - 9' x 7'

2ND LIVING ROOM/BEDROOM - 14' x 13'

SECOND FLOOR

LANDING - 13' x 6'

BEDROOM 2 - 13' x 12'

EN-SUITE SHOWER ROOM - 7' x 3'

BEDROOM 3 - 11' x 6'

BEDROOM 4 - 8' x 6'

FAMILY BATHROOM - 7' x 6'

OUTSIDE

REAR GARDEN - EXTENDING TO 40'

OFF STREET PARKING FOR 2 CARS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		England, Scotland & Wales	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
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