

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## St. James Road

Sutton, SM1 2TT

£2,400 Per Month



This freshly refurbished property boasts four spacious bedrooms, making it an ideal home for families or those seeking extra space.

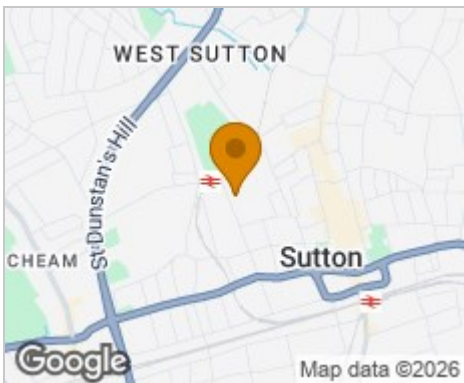
Upon entering, you are welcomed into a bright and airy reception room, perfect for entertaining guests or enjoying quiet evenings with family. The well-appointed kitchen provides ample room for culinary creativity and leads seamlessly to the garden, which offers a lovely outdoor space for relaxation or gardening enthusiasts.

This home features two modern bathrooms, ensuring convenience for all residents, along with a handy downstairs WC for guests. The thoughtful layout maximises space and functionality, catering to the needs of contemporary living.

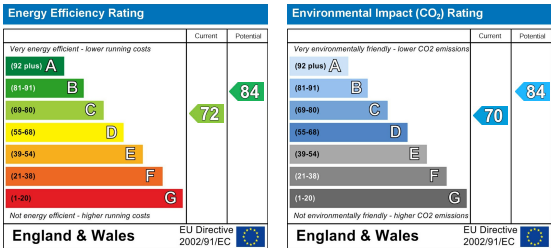
This property has been tastefully updated to meet today's standards while retaining its character. The garden is a delightful addition, providing a private retreat for outdoor activities or simply unwinding in the fresh air. Additionally, there is storage available, perfect for keeping your belongings organised.







# Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

