



99Home Ltd.

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3 Bed Town House In Munslow Gardens , Sutton, SM1 3RN

£2,350 Monthly



Ref:12924





SHORT DESCRIPTION

Property Ref: 12924 This delightful freehold townhouse nestled in the heart of Munslow Gardens offers a perfect blend of charm and convenience. Spacious and Bright Interior. Step inside and discover a well-proportioned layout ideal for modern living. Light floods through the windows, creating a warm and inviting atmosphere. Desirable Location: Situated in the sought-after Munslow Gardens, you will enjoy proximity to a variety of amenities, including shops, a local pharmacy, a post office, Sutton High Street, restaurants, and green spaces. Walking distance to Sutton Grammar School and Manor Park Primary. Excellent transport links keep you connected to the rest of Sutton and beyond. Perfect for: Growing families and Professionals seeking a convenient location. Summary & Exclusions: - Deposit / Bond: £2650.00 - 3 Bedrooms - 3 Bathrooms - Property comes furnished or unfurnished (tenant can decide) - Minimum tenancy term is 12 months - No Students - Pets considered / by arrangement - No Smokers - Family Friendly - Bills not included - Property has parking - Property has garden access. Property Type: Town House. Full Renting price: £2350.00. Pricing Options: Guide Price. Tenure: 12 months. Available from: 19/05/2025. Council tax band: E. EPC rating: C. Measurement: 990.28 sq.ft. Outside Space: Rear Garden. Parking: Allocated. Heating Type: Gas Central Heating.

3

Bed Room(s)

3

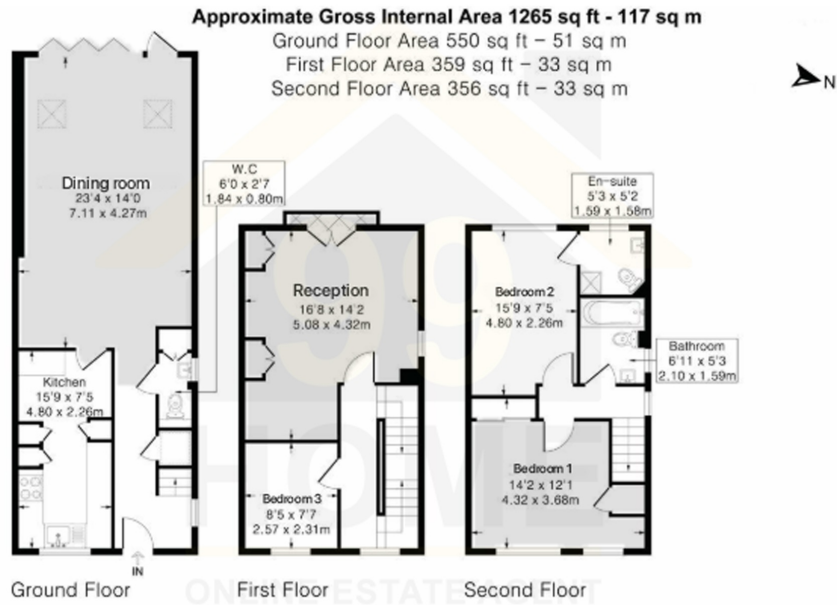
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

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 All measurements are a maximum and include wardrobes and bay windows where applicable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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