

Brandy Way, Sutton SM2 6SE

Monthly Rental Of £1,795

2 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



**Summary:**

Ivy Gate are delighted to offer this two double bedroom family home with allocated parking space and garden. It is situated within a popular culs de sac, in a convenient location with easy access to the amenities of both Cheam Village and Sutton Town Centre. On the ground floor a recessed entrance porch, with downstairs wc, leads through to the reception room. Fitted kitchen with appliances and a window and double doors to the rear garden. Upstairs there are two bedrooms. one with built in cupboard, and the family bathroom. To the front of the property there is a paved garden area with shrub planting. The rear garden has a patio area and is mainly laid to lawn with mature planting beds and a garden shed. There is an allocated parking space plus a garage. There are shops, restaurants, gyms, other leisure facilities and good transport links. Both Cheam and Sutton mainline railway stations are easily accessible. Well, regarded local schools include Devonshire Primary, Avenue Primary Academy, Overton Grange School, Nonsuch High School for Girls, Sutton Grammar and Sutton High School. EPC rating C.

**Two Bedroom House**

**Garden**

**Off Street Parking**

**0.8 Miles to Sutton Station and Town Centre.**

**Garage**

**Mains Gas & Electric**

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## BRANDY WAY SM2

APPROX. GROSS INTERNAL FLOOR AREA 787 SQ FT / 73.15 SQ METRES  
(INCLUDING GARAGE)

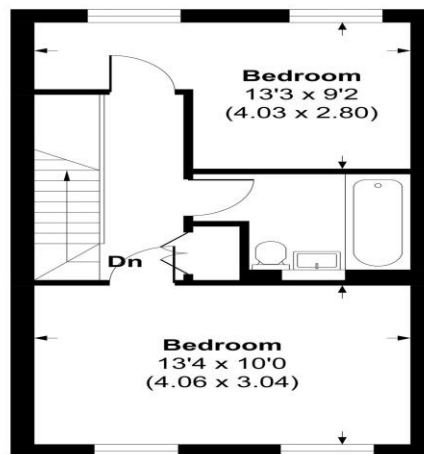
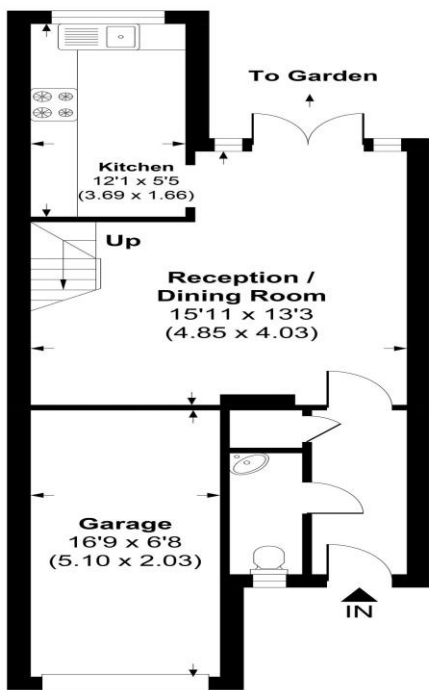


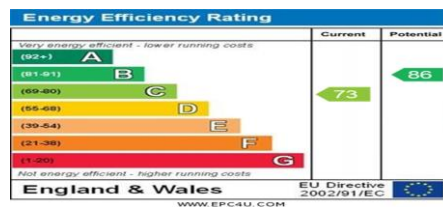
Illustration for identification purposes only, measurements are approximate.

Tenure:

Council Tax: D

Local Authority:

EPC Rating: C



### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.