



Anderson Close, Sutton, SM3 9AU  
£1,850 Per month



# PROPERTY SUMMARY

Nestled in the charming neighbourhood of Anderson Close, Sutton, this delightful end-terrace house offers a perfect blend of comfort and convenience. With a generous living space of 772 square feet, this property features two well-proportioned bedrooms, making it an ideal choice for small families, couples, or individuals seeking extra space.

The house boasts a thoughtfully designed layout, ensuring that every corner is utilised effectively. The inviting living area provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests. The kitchen is functional and well-equipped, catering to all your culinary needs. Natural light flows through the home, creating a bright and airy feel throughout. There is also a low maintenance private garden.

The property further benefits from a parking space available for one vehicle, a valuable asset in this sought-after area. The location itself is a significant advantage, with local amenities, schools, and parks within easy reach, making it a convenient choice for everyday living.

In summary, this end-terrace house in Anderson Close presents an excellent opportunity for those looking to settle in a friendly community. With its appealing features and prime location, it is a property not to be missed.



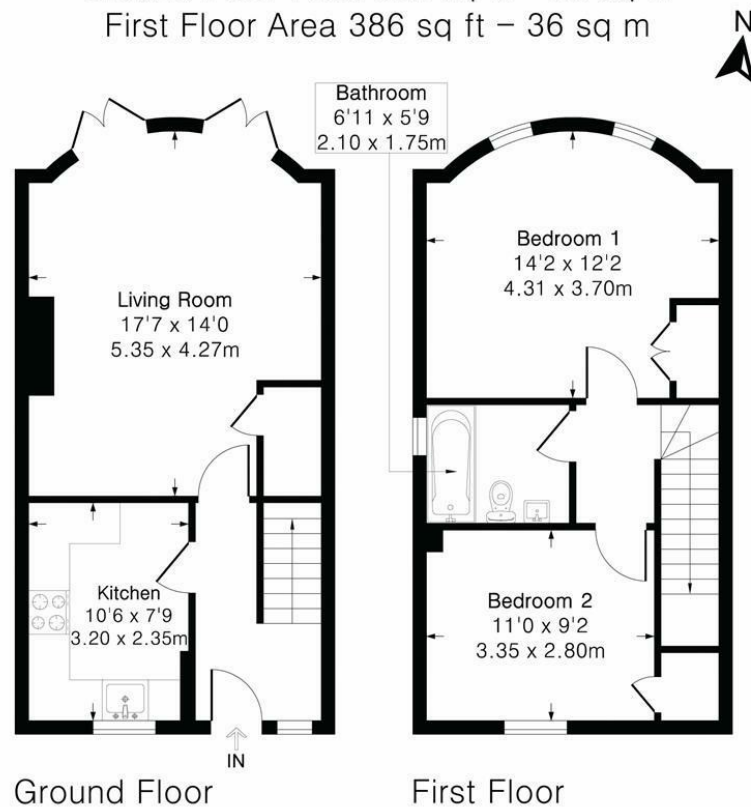




## Approximate Gross Internal Area 772 sq ft - 72 sq m

Ground Floor Area 386 sq ft – 36 sq m

First Floor Area 386 sq ft – 36 sq m



## LOCAL AUTHORITY

Sutton

## DEPOSIT REQUIRED

£2,134

## PROPERTY AVAILABLE DATE

8th October 2025

## COUNCIL TAX BAND

D

## VIEWINGS

By prior appointment only

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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