



Rutherford Close, Sutton, SM2 5DR
£1,800 Per month



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PROPERTY SUMMARY

Nestled in the charming area of Rutherford Close, Sutton, this delightful maisonette offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

The inviting reception room provides a warm and welcoming space, perfect for relaxation or entertaining guests. The maisonette features a modern bathroom, ensuring that your daily routines are both comfortable and efficient. The kitchen to the rear of the property offers all you need for your culinary delights.

The layout is thoughtfully designed to maximise space and light, creating an airy atmosphere throughout the home.

One of the standout features of this property is the spacious and attractive private garden. There is also a garage located close by included in the rental.

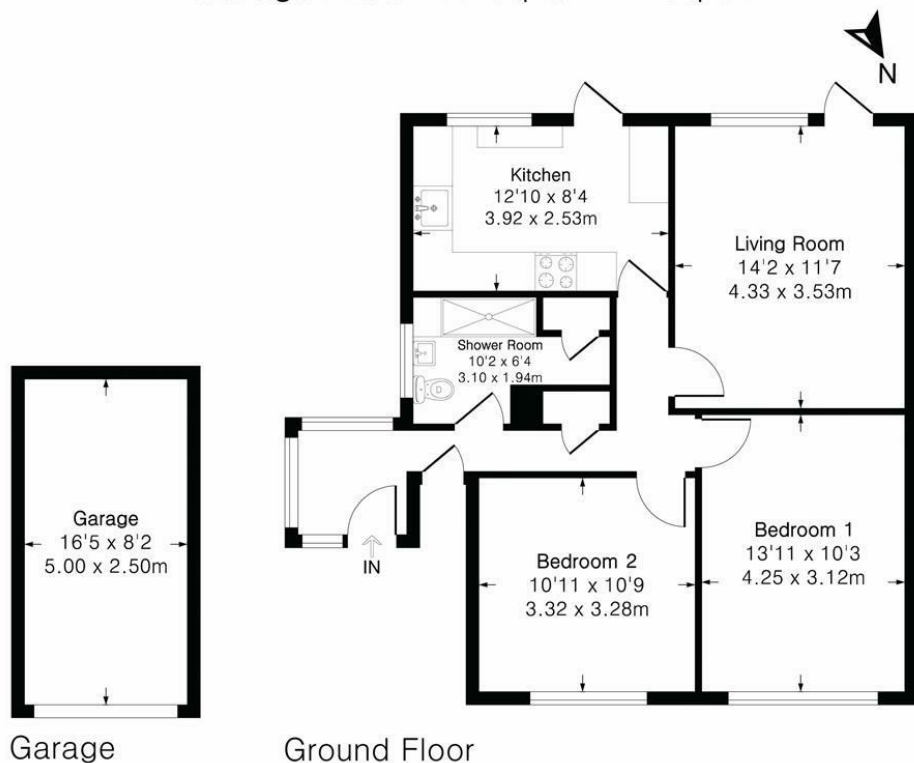
Rutherford Close is situated in a friendly neighbourhood, with local amenities, parks, and transport links nearby, making it an excellent choice for those who appreciate both tranquillity and accessibility. This maisonette presents a wonderful opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a well-appointed home. Don't miss the chance to make this lovely property your own.





**Approximate Gross Internal Area 698 sq ft - 65 sq m
(Excluding Garage)**

Garage Area 135 sq ft – 13 sq m



LOCAL AUTHORITY
Sutton

DEPOSIT REQUIRED
£2,076

PROPERTY AVAILABLE DATE
24th October 2025

COUNCIL TAX BAND
C

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	70	73
	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.

Butler's
thoughtful estate agency

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OFFICE ADDRESS
18 Sutton Plaza
Sutton
Surrey
SM1 4FS

OFFICE DETAILS
020 39 170 160
lettings@butlershomes.co.uk
butlershomes.co.uk