



Downs Road, Sutton, SM2 5NR
£2,000 Per month



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PROPERTY SUMMARY

Nestled on the charming Downs Road in Sutton, this delightful mid-terrace house offers a perfect blend of comfort and convenience. Spanning an impressive 1,061 square feet, the property features two well-proportioned reception rooms, providing ample space for both relaxation and entertaining. The inviting atmosphere of these rooms is ideal for family gatherings or quiet evenings in.

The house boasts two spacious bedrooms, each designed to offer a peaceful retreat at the end of the day. The layout is thoughtfully arranged to maximise both space and natural light, creating a warm and welcoming environment. The bathroom is conveniently located, ensuring ease of access for all residents.

This property is perfectly situated in a vibrant community, with local amenities, schools, and parks just a stone's throw away. This home presents an excellent opportunity to enjoy comfortable living in a sought-after area.

With its charming features and practical layout, this mid-terrace house on Downs Road is a must-see for anyone seeking a new home in Sutton. Don't miss the chance to make this lovely property your own.

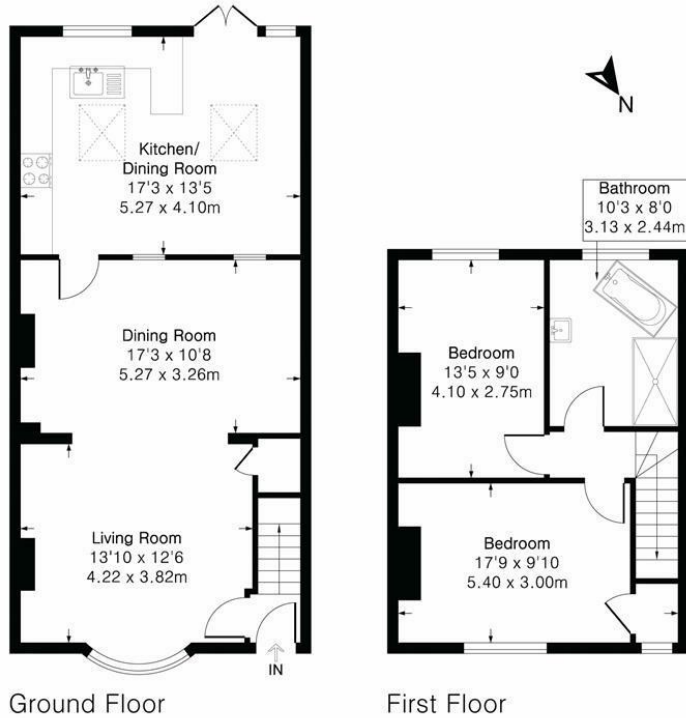




Approximate Gross Internal Area 1061 sq ft - 99 sq m

Ground Floor Area 653 sq ft – 61 sq m

First Floor Area 408 sq ft – 38 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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
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OFFICE DETAILS

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LOCAL AUTHORITY

Sutton

DEPOSIT REQUIRED

£2,307

PROPERTY AVAILABLE DATE


1st August 2025

COUNCIL TAX BAND

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VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		<p>68</p>	<p>85</p>
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p>	

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