

# Butler's

thoughtful estate agency



Brandon Road, Sutton, SM1 1RP  
£2,000 Per month



# PROPERTY SUMMARY

A conveniently located two-bedroom house with an additional study/third room, situated on the popular Brandon Road and offering comfortable, practical living in a sought-after Sutton location. The property features two double bedrooms, with a third room leading from bedroom two, ideal as a single bedroom, home office or dressing room.

The ground floor offers a welcoming reception room, providing a versatile space for everyday living, entertaining or quiet evenings at home. The layout has been thoughtfully arranged to maximise both space and functionality, creating a warm and inviting environment throughout.

Residents benefit from on-street permit parking, ensuring convenient access for both occupants and visitors. Brandon Road is well-connected, with excellent access to local amenities, schools and transport links, making this an appealing choice for families and professionals alike.

A fantastic opportunity to secure a comfortable home in a desirable residential area, offering flexibility, convenience and well-proportioned accommodation.





Approximate Gross Internal Area 752 sq ft - 70 sq m  
Ground Floor Area 376 sq ft - 35 sq m  
First Floor Area 376 sq ft - 35 sq m



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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**OFFICE ADDRESS**  
18 Sutton Plaza  
Sutton  
Surrey  
SM1 4FS

**LOCAL AUTHORITY**  
Sutton

**DEPOSIT REQUIRED**  
£2,307

**PROPERTY AVAILABLE DATE**  
23rd October 2026

**COUNCIL TAX BAND**  
C

**VIEWINGS**  
By prior appointment only

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

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