

Butler's
thoughtful estate agency

TRIST
COTTAGE

Alfred road, Sutton, SM1 4RR
£2,500 Per month



3



2



2



B

PROPERTY SUMMARY

This spacious home offers an excellent combination of comfort, practicality, and convenience, making it an ideal choice for families and professionals alike.

The property benefits from a generous layout with well-proportioned accommodation throughout, including two modern bathrooms, providing added convenience for busy households. A separate utility room offers valuable additional space for laundry and storage, helping to keep the main living areas clutter-free.

The home provides versatile living accommodation, perfectly suited to both everyday family life and entertaining guests. Bright and welcoming interiors create a comfortable environment, while the thoughtful layout offers plenty of room to relax and unwind.

Externally, the property features a private driveway with off-street parking for two vehicles, a highly sought-after feature in this convenient location.

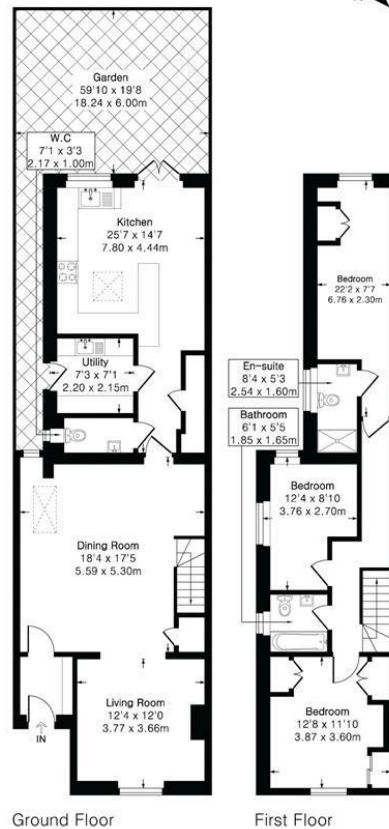
Ideally situated within easy reach of the station, the property is perfectly positioned for commuters, offering excellent transport links alongside access to local amenities, shops, schools, and recreational facilities.

Combining generous living space, practical features, and a desirable location, this fantastic home presents an outstanding opportunity for tenants seeking both convenience and modern family living.





Approximate Gross Internal Area 1457 sq ft - 135 sq m
Ground Floor Area 887 sq ft - 82 sq m
First Floor Area 570 sq ft - 53 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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Sutton
Surrey
SM1 4FS

Butler's
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OFFICE DETAILS
020 39 170 160
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LOCAL AUTHORITY
Sutton

DEPOSIT REQUIRED
£2,884

PROPERTY AVAILABLE DATE
23rd October 2026

COUNCIL TAX BAND
E

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(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