



Robin Hood Lane, Sutton, SM1 2RG
£1,650 Per month



PROPERTY SUMMARY

Nestled in central Sutton, this delightful maisonette on Robin Hood Lane 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 serves as a welcoming space for relaxation and entertainment, providing ample room for furnishings and personal touches. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout. The property is well-maintained, allowing you to move in with ease and start enjoying your new home right away. There is also the added benefit of a Courtyard garden, your own private outside space.

Situated in a desirable location, residents will benefit from the local amenities that Sutton has to offer, including shops, parks, and excellent transport links. This property presents a wonderful opportunity for those looking to settle in a vibrant community while enjoying the tranquillity of a residential area.

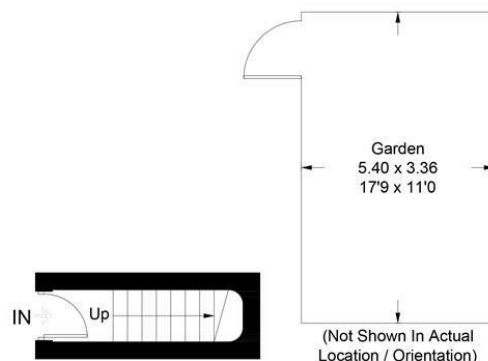
In summary, this maisonette on Robin Hood Lane is a charming and practical choice for anyone seeking a new home in Sutton. With its appealing features and convenient location, it is sure to attract interest from a variety of potential renters. Don't miss the chance to make this lovely property your own.



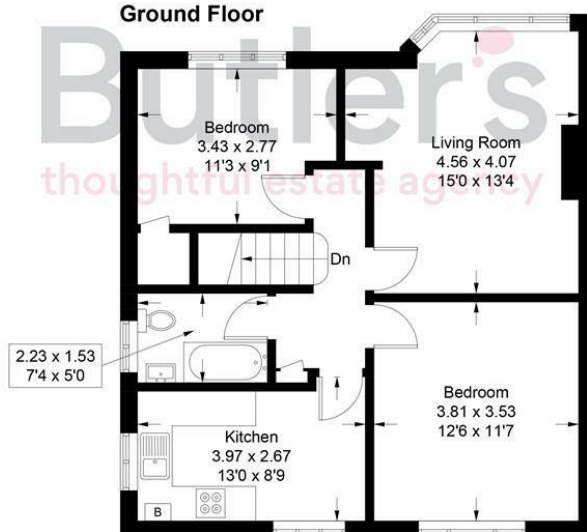


44 Robin Hood Lane

Approximate Gross Internal Area = 64.9 sq m / 698 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1262124)

LOCAL AUTHORITY

Sutton

DEPOSIT REQUIRED

£1,903

PROPERTY AVAILABLE DATE

12th December 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 | | 70 | 76 |
| (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

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