

Butler's

thoughtful estate agency



Apeldoorn Drive, Wallington, SM6 9LG

£1,700 Per month

thoughtful estate agency



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PROPERTY SUMMARY

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A well-presented two-bedroom house in the popular Apeldoorn Drive area of Wallington. The property offers a bright, comfortable reception room that works well for everyday living and entertaining.

There's a double bedroom, a single bedroom suitable for a child under 10, plus a separate study — ideal for home working or extra storage. The kitchen is practical and easy to use, and the bathroom is conveniently positioned.

Located in a welcoming neighbourhood with great access to local amenities, schools and transport links, this home offers a really nice balance of convenience and community.





44 Apeldoorn Drive

Approximate Gross Internal Area = 62.0 sq m / 667 sq ft
Garage = 13.0 sq m / 140 sq ft
Total = 75.0 sq m / 807 sq ft

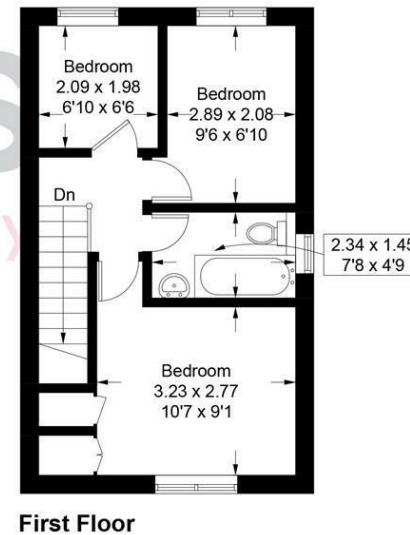
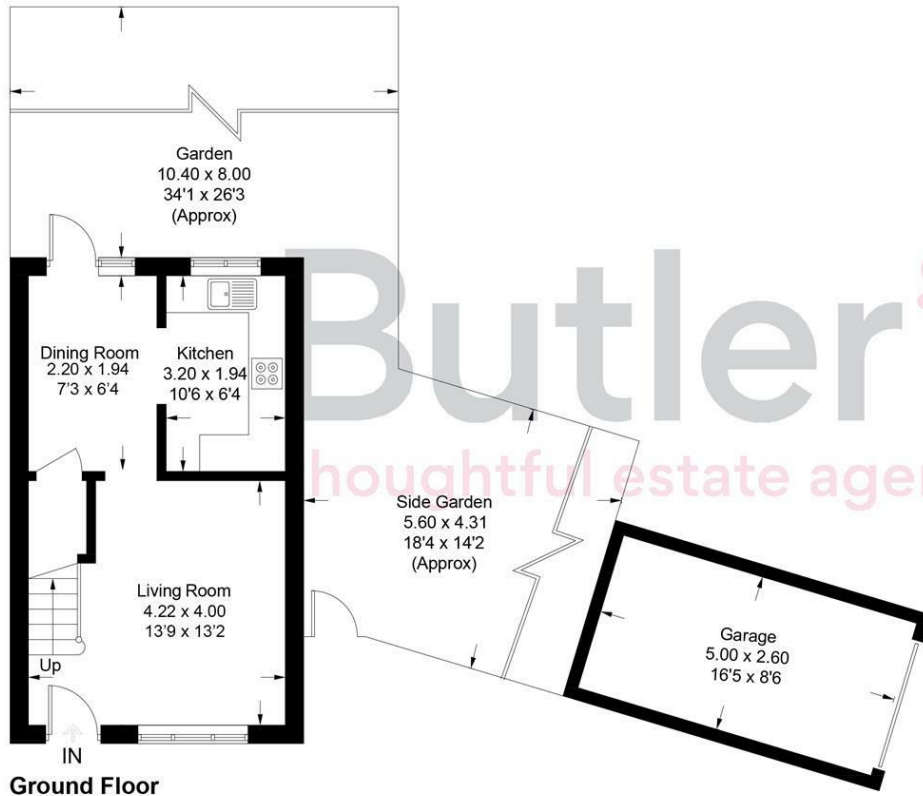


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1332809)

LOCAL AUTHORITY
Sutton

DEPOSIT REQUIRED
£1,961

PROPERTY AVAILABLE DATE
8th October 2026

COUNCIL TAX BAND
D

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(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	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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