

Butler's  
thoughtful estate agency



Woodend, Sutton, SM1 3LJ  
£2,700 Per month



# PROPERTY SUMMARY

A beautifully presented and rarely available home set within the sought-after Sutton Garden Suburb conservation area. This characterful property offers generous, versatile living space and sits on one of the area's most desirable roads, close to excellent schools, transport links, local amenities and green spaces.

The ground floor features a bright front lounge with bay window, a separate dining room and a kitchen leading out to a superb covered deck — perfect for year-round entertaining. The house has also been freshly re-painted, with new flooring downstairs and new carpets upstairs.

Upstairs offers a spacious master bedroom, a large double and a third single bedroom.

Outside, the mature rear garden provides excellent privacy, complemented by a charming front garden and a garage to the rear of the plot.

A unique home in a prestigious setting, combining period charm with modern comfort.





**Approximate Gross Internal Area 1041 sq ft - 96 sq m  
(Excluding Garage)**

Ground Floor Area 510 sq ft – 47 sq m

First Floor Area 531 sq ft – 49 sq m

Garage Area 251 sq ft – 23 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.

**Butler's**  
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**OFFICE ADDRESS**

18 Sutton Plaza  
Sutton  
Surrey  
SM1 4FS

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**OFFICE DETAILS**

020 39 170 160  
lettings@butlershomes.co.uk  
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**LOCAL AUTHORITY**

Sutton

**DEPOSIT REQUIRED**

£3,115

**PROPERTY AVAILABLE DATE**

1st September 2026

**COUNCIL TAX BAND**

E

**VIEWINGS**

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	78
(55-68) <b>D</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