

Butler's

thoughtful estate agency



Langley Park Road, Sutton, SM2 5HA

£2,250 Per month



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PROPERTY SUMMARY

Located on the charming Langley Park Road in Sutton, this delightful three-bedroom house presents an excellent opportunity for families and professionals alike. The property boasts a spacious layout, perfect for comfortable living.

As you enter, you will be greeted by a bright and airy atmosphere, enhanced by the newly laid flooring that adds a modern touch throughout the home. The ground floor features a convenient downstairs cloakroom, ideal for guests and everyday use.

The property also includes a garage and a driveway, providing ample parking space and additional storage options. This is particularly advantageous in a bustling area like Sutton, where parking can often be a challenge.

One of the standout features of this home is its proximity to the local station, making commuting to London and other areas incredibly convenient. This accessibility is sure to appeal to those who travel for work or leisure.

With its blend of practicality and comfort, this house on Langley Park Road is a wonderful place to call home. Do not miss the chance to view this charming residence.





Langley Park Road

Approximate Gross Internal Area = 70.0 sq m / 753 sq ft
 Garage = 11.6 sq m / 125 sq ft
 Total = 81.6 sq m / 878 sq ft

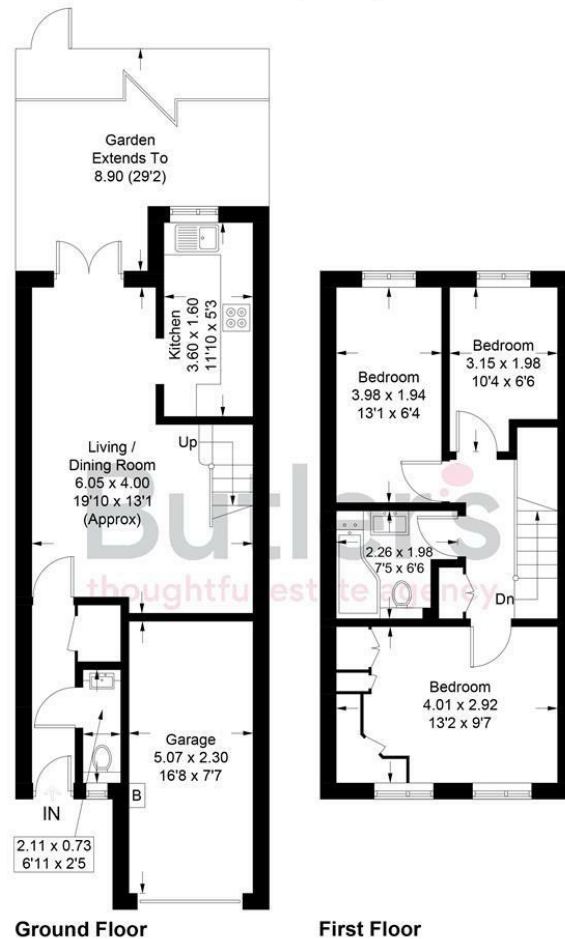


Illustration for identification purposes only, measurements are approximate, not to scale. Fourfabs.co © (ID1294368)

LOCAL AUTHORITY
Sutton

DEPOSIT REQUIRED
£2,596

PROPERTY AVAILABLE DATE
30th April 2026

COUNCIL TAX BAND
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VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		70	
(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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