Butler's
thoughtful estate agency



Orchard Way, Sutton, SM1 3QQ
£2,100 Per month

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PROPERTY SUMMARY

Nestled in the charming area of Orchard Way, Sutton, this delightful semi-detached house presents an excellent opportunity for families and professionals alike.

With two well-proportioned double bedrooms and a smaller 3rd bedroom, this property offers ample space for comfortable living.

The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings with family. There is also a brand new modern kitchen. The house features a well-appointed bathroom, ensuring convenience for all residents. Additionally, the property boasts parking for two vehicles, a valuable asset in this sought-after location. There is also a private rear garden.

Orchard Way is known for its friendly community atmosphere and proximity to local amenities, including shops, schools, and parks, making it an ideal choice for those seeking a balanced lifestyle. This semi-detached home combines practicality with comfort, making it a wonderful place to call home. Don't miss the chance to view this lovely property and envision your future in this welcoming neighbourhood.









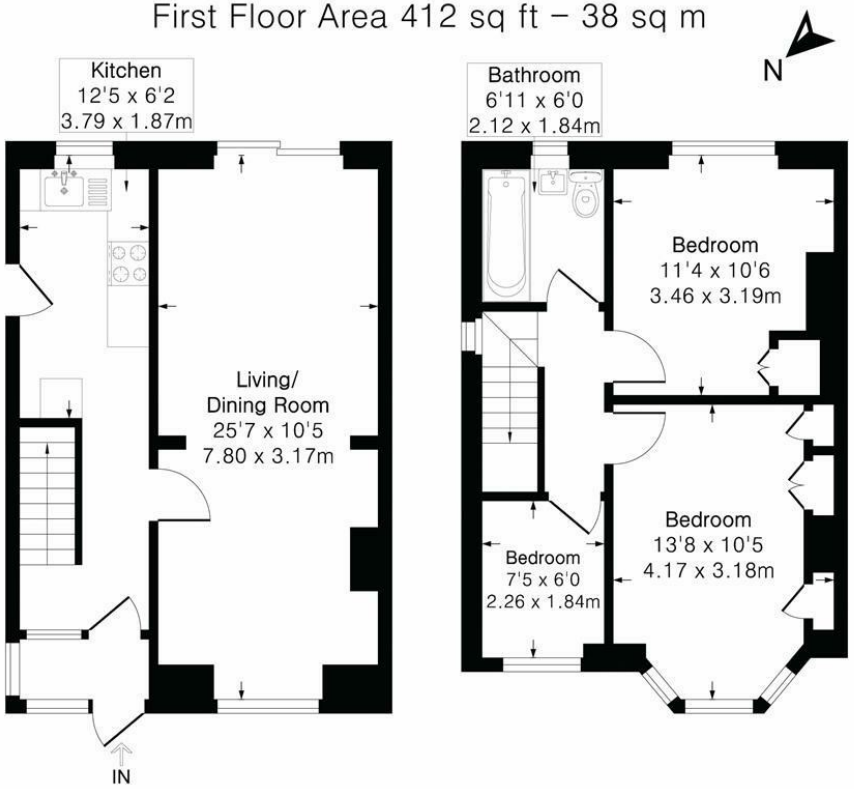




Approximate Gross Internal Area 848 sq ft - 79 sq m

Ground Floor Area 436 sq ft – 41 sq m

First Floor Area 412 sq ft – 38 sq m



PINK PLAN

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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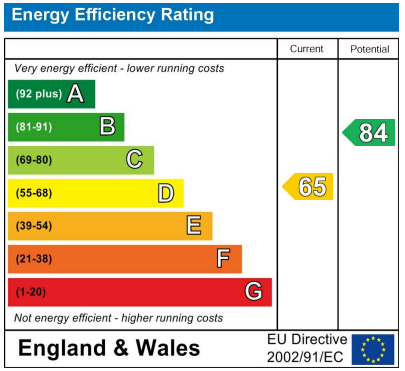
LOCAL AUTHORITY
Sutton

DEPOSIT REQUIRED
£2,423

PROPERTY AVAILABLE DATE
26th November 2026

COUNCIL TAX BAND
D

VIEWINGS
By prior appointment only



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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