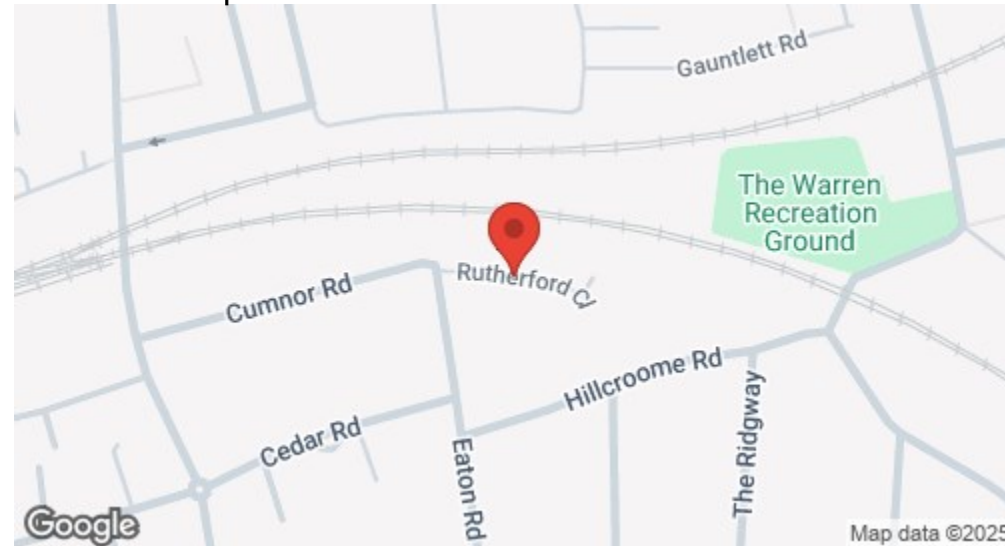
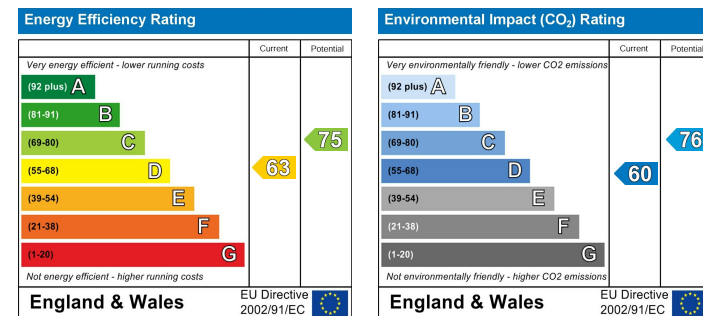


## Location

### Location Map



### EPC Graph



### Important Note

Centro Residential Sales and Lettings limited have not tested any services, heating system, electrical system, appliances, fixtures and fittings, that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials.

Viewing: Strictly by appointment through:

**CENTRO RESIDENTIAL SALES AND LETTINGS LIMITED**

Tel: 020 8401 5000

E-mail: residential@centro.plc.uk

See a selection of our properties at [www.centro.plc.uk](http://www.centro.plc.uk)

**£1,650 Per Month - 22nd August 2025**  
 Rutherford Close, Sutton, Surrey SM2 5DP



### Description

- Maisonette
- First Floor
- Porch
- Two Double Bedrooms
- Loft
- Garage
- Council Tax Band C
- Energy Rating: D

### Features

- Newly Refurbished
- Newly Painted
- New Flooring

### What you need to know

- Term: 12 months
- Rent: £1650pcm exclusive of bills
- Security deposit: £1903.00
- Council Tax Band C
- Energy Rating: D



## Floor Plan



For illustration purposes only



All dimensions and measurements are approximate and for guidance only.

### *Just Centro's Opinion...*

Located on Rutherford Close, Sutton, this delightful two-bedroom first floor maisonette presents an exceptional opportunity for comfortable living. Finished to an excellent standard throughout, the property features two generously sized double bedrooms, perfect for relaxation or study. The spacious lounge offers a welcoming atmosphere, ideal for entertaining or unwinding after a long day.

A modern kitchen is designed with dining space in mind, making it a perfect spot for family meals or gatherings with friends. Complementing this is a stylish bathroom suite, ensuring modern convenience. The maisonette is further enhanced by new carpets, double glazing, and gas central heating, providing warmth and comfort throughout the year.

Additional features include a semi-boarded loft, offering extra storage space, and a charming front garden that adds to the appeal of this lovely home. The property also boasts a porch entrance and a separate garage, providing both convenience and security.

Situated in a quiet cul-de-sac, you will find yourself within walking distance of Sutton's vibrant town centre, which is home to a variety of restaurants, bars, and high street stores. Sutton Rail Station is also nearby, making commuting a breeze.

This maisonette is available in August. Viewings are highly recommended to fully appreciate the quality and charm this property has to offer.

## Additional Photos

