

Butler's

thoughtful estate agency



Benhill Wood Road
Sutton, SM1 3SS
Offers over £280,000

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Nestled in a prominent and highly convenient Sutton position, this spacious 2 bedroom ground floor apartment is offered with no onward chain and offers just so much in this price range. It really is a fantastic opportunity for you to move into what may be your first home, or even rent out if you are looking for that rock-solid investment, as this is a desirable development with well looked after communal grounds reaching around the building, which everyone will appreciate. What's more, the property is offered in good condition, however still has the potential for you to update to your own taste. Within the property, the kitchen has a great amount of workspace for you to really cook up a storm in, with these generous proportions running throughout. Both bedrooms are able to accommodate double beds, with the bathroom serving all of the rooms. But we are saving the best until last! The wonderful lounge is the 'jewel in the crown', a room that has ample space for you to not just relax in and catch up on a good book or some great TV, but also perfect for you to have your friends and family come over and entertain in, as the room can also accommodate a dining area. On the outside, as we mentioned, the location is brilliant. A short walk to fantastic local amenities in Sutton with a fantastic selection of shops and restaurants, with Sutton mainline & Commons stations whizzing you up to London in under an hour. If you have kids you'll also have access to some of the best schools around. The final piece of the jigsaw comes by the way of the property having residents parking & a garage en-bloc, located to the side of the building.



GROUND FLOOR

Hallway

Living/Dining Room

13'11 x 12' (4.24m x 3.66m)

Kitchen

14'8 x 9'11 maximum (4.47m x 3.02m maximum)

Bedroom

12'4 x 10'10 (3.76m x 3.30m)

Bedroom

10'4 x 8' (3.15m x 2.44m)

Bathroom

9'2 x 5'11 (2.79m x 1.80m)

OUTSIDE

Garage En-Bloc

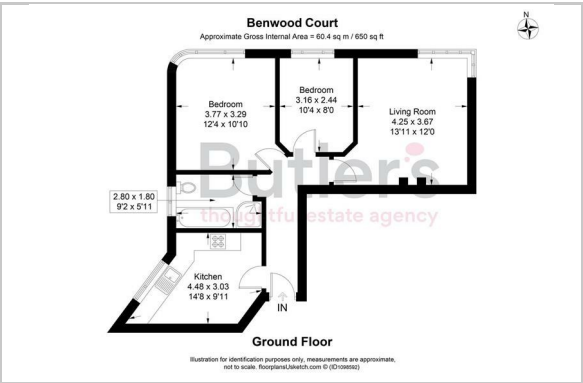
Communal Grounds



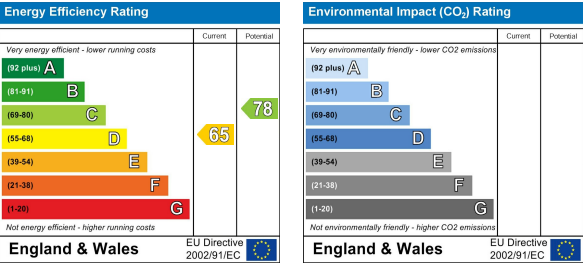
Area Map



Floor Plan



Energy Efficiency Graph



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