



Benhill Wood Road, Sutton, SM1 3SS

£1,650 Per month





# PROPERTY SUMMARY

Nestled in the charming area of Benhill Wood Road, Sutton, this delightful flat offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

The flat features a spacious reception room, providing an inviting space for relaxation and entertaining guests. The bathroom is thoughtfully designed, ensuring both functionality and style. The property also benefits from residents parking for one vehicle, a valuable asset in this bustling area.

Also the property has recently undergone refurbishment, including and not limited to new boiler and new radiators in all rooms, new floors in both bedrooms, also new lighting in bathroom and both bedrooms.

Sutton is known for its vibrant community and excellent amenities, including shops, schools, and parks, all within easy reach. This flat presents an excellent opportunity for those looking to enjoy a comfortable lifestyle in a desirable location. Don't miss the chance to make this lovely flat your new home.







## Benwood Court

Approximate Gross Internal Area = 61.9 sq m / 666 sq ft

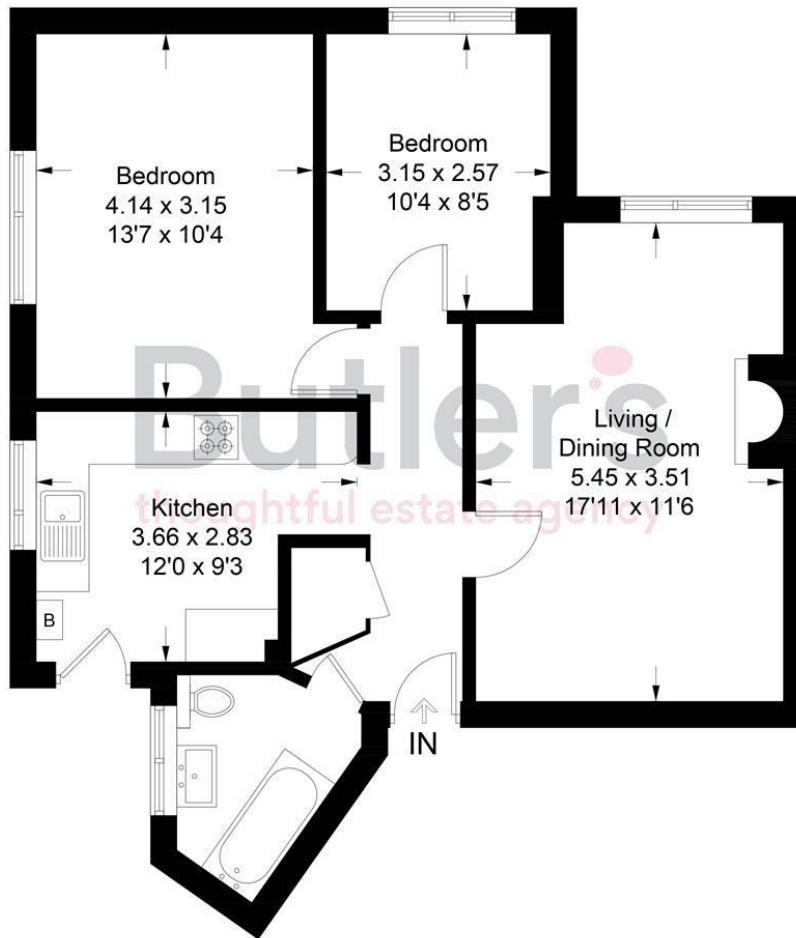


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1220463)

**LOCAL AUTHORITY**  
Sutton

**DEPOSIT REQUIRED**  
£1,903

**PROPERTY AVAILABLE DATE**  
8th July 2025

**COUNCIL TAX BAND**  
C

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	68
(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

**Butler's**  
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