



Benhill Road, Sutton, SMI 3RP
Offers In Excess Of £300,000 - Leasehold



**WILLIAMS
HARLOW**



Williams Harlow Cheam - A luxury first floor period conversion maisonette that is within walking distance of Sutton town centre and buzz that goes with it. A property which is much more than just bricks and mortar; a home in waiting.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



The Property

A beautiful first floor maisonette in excellent condition. With character and space in equal measure the flat will offer a place to put down roots for many years to come. Accommodation includes spacious lounge, double bedroom, fitted kitchen and bathroom. Every inch decorated with cool sophistication and modern touches to complement the period backdrop. The kitchen offers oak work surface, fitted appliances and tiled floor. The bathroom a three piece suite with shower above the bath, a central heated towel rail and illuminated mirror. Spot lights, oak floors and shutters form the back drop for the lounge.

Outdoor Space

Private garden to rear. Driveway with parking to front.

The Area

An incredibly convenient location for Sutton town centre which includes lots of shops, transport, restaurants. Additionally there are lots of gyms, sporting facilities like Sutton tennis centre and parks to round off everyday life all within walking distance.

Why Should You Buy

This is more than a property, its a home. Easy to picture creating a life for yourself here.

Travel

- Sutton Common Station
- West Sutton Station
- Sutton (Surrey) Station

Local Bus Routes:

80 - Belmont Via Sutton to Morden Tube.

164 – Wimbledon to Sutton

SL7 – Superloop bus route to Heathrow

213 - Kingston to Sutton

407 - Caterham to Sutton

Schools

Local Schools –

Greenshaw - State- Mixed - Ages 11 - 18

Benhilton All Saints – State - Mixed - 3 - 11

Sutton Grammar – Grammar - 11 - 18

Nonsuch - Girls - Grammar - 11 - 19

Manor Park Primary - Mixed - State - 3 – 11

Features

One Bedroom - First Floor - Period Conversion - Garden -
Luxury Interior - Fitted Kitchen - Driveway - Own Front Door

Benefits

No Onward Chain - Close to Shops - Close To Trains - Close To
Buses - Close to Parks - Outdoor Space - Over looking Park To
Front

Lease Length and Costs

101 (125 YRS FROM 2001), ground rent is £50 a year. There's
no service charge.

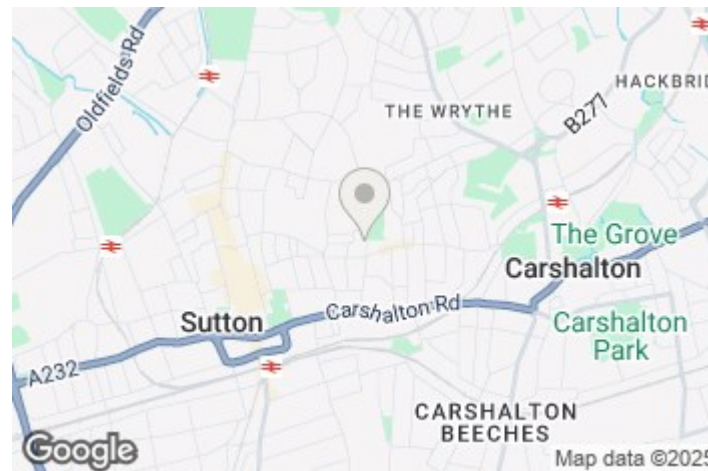
Council Tax and EPC

C AND D

Why Williams Harlow

We offer specific and professional expertise within this area.

Taking your sale and search seriously, our aim is to provide the
very best service with honesty and integrity.



Cheam Office

Call: 020 8642 5316

5 The Broadway, Cheam, Surrey,
SM3 8BH

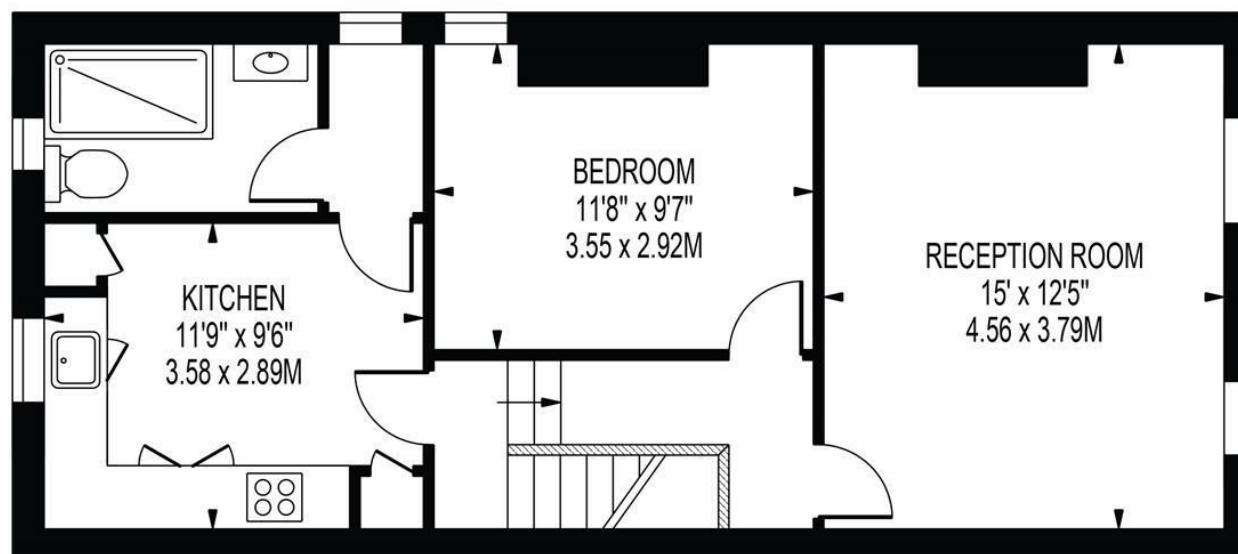
cheam@williamsharlow.co.uk

www.williamsharlow.co.uk

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BENHILL ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 617 SQ FT - 57.32 SQ M



FIRST FLOOR



GROUND FLOOR
ENTRANCE

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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