

# Butler's

thoughtful estate agency



Benhill Wood Road, Sutton, SM1 3SS

£1,600 Per month

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# PROPERTY SUMMARY

Welcome to this charming property located on Benhill Wood Road in Sutton. This delightful flat boasts two double bedrooms and one bathroom.

Situated in a tranquil neighbourhood, this property offers a peaceful retreat from the hustle and bustle of city life. The interior features a well-designed layout that maximises space and natural light, creating a warm and inviting atmosphere.

The property has two good size bedrooms, a large reception room, a spacious and well designed kitchen and bathroom that features a bath with separate shower.

With its prime location in Sutton, residents can enjoy easy access to local amenities, schools, parks, and transport links. Whether you're looking to explore the nearby green spaces or commute to the city, this property offers the best of both worlds.

Don't miss out on the opportunity to make this flat your new home. Contact us today to arrange a viewing and experience the charm of Benhill Wood Road for yourself.







LOCAL AUTHORITY  
Sutton

DEPOSIT REQUIRED  
£1,846

PROPERTY AVAILABLE DATE  
17th August 2024

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			78
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

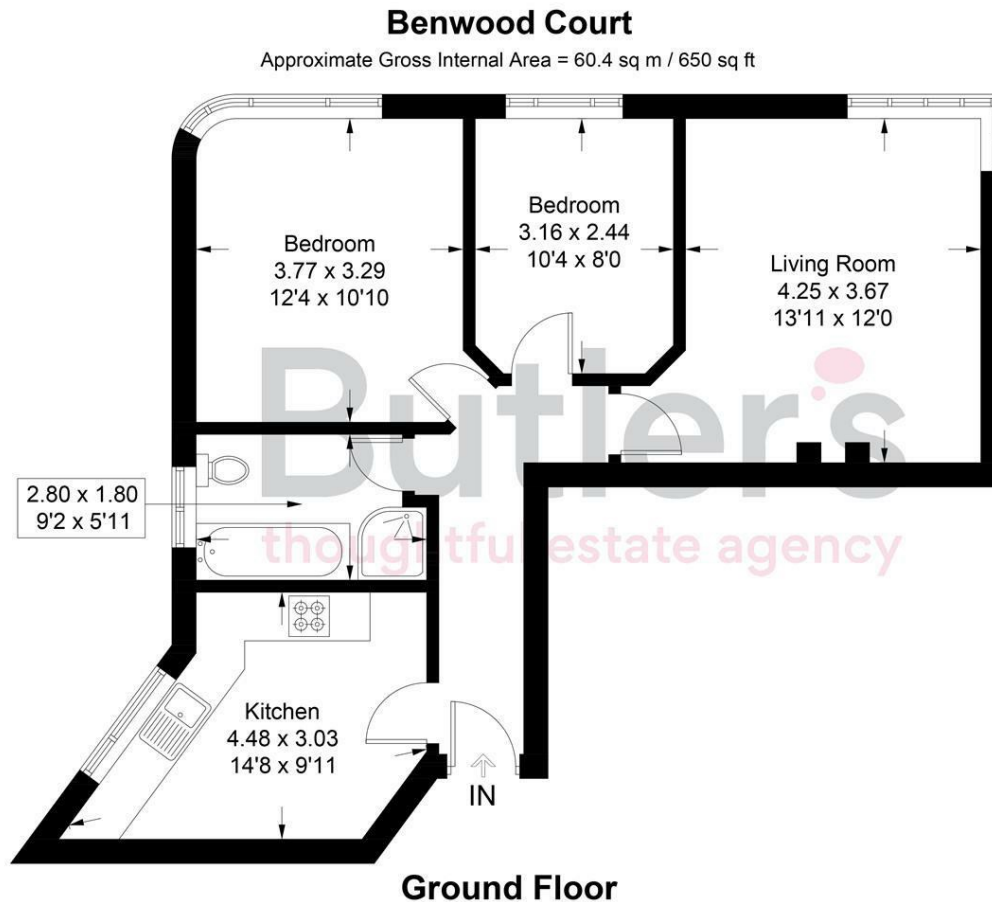


Illustration for identification purposes only, measurements are approximate,  
not to scale. floorplansUsketch.com © (ID1098592)

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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