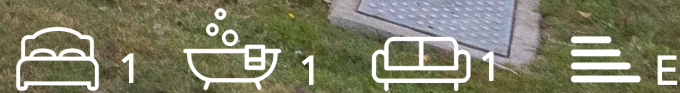


Butler's  
thoughtful estate agency



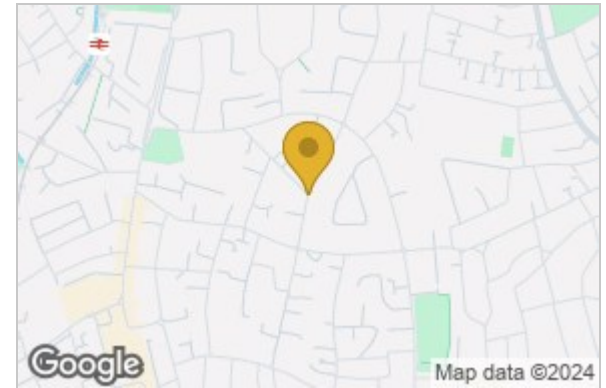
Benhill Wood Road  
Sutton, SM1 3SL  
£235,000



# Benhill Wood Road, Sutton, SM1 3SL

Few apartments come to market that offer as much as Woodfield Court. Being such a great layout and size, you'll be amazed sitting in your spacious living room that doesn't just have ample room for you to sit back and relax in, but also has space for you to dine, whether it be with family or friends, grabbing breakfast before work or even when you throw one of your dinner parties. What's more, all the light and airy rooms have are flooded with light due to the large windows overlooking the communal grounds. So, what about the rest of the property? Well you'll certainly not be disappointed with the lovely modern kitchen that has more than enough space to cook up a storm in. When it's time to catch up on some sleep, we'll bet that you'll have an amazing nights sleep in your large master bedroom that is a sanctuary of style and peace - with you also having lots of integrated wardrobes. All the rooms are served by a modern bathroom that you can really chill out and relax in after a hard day of zoom calls! Outside, the landscaped gardens wrap around the building, but the property features another big bonus - an allocated parking space - super convenient for when you arrive home after a long day. Lastly we have to mention the location. Situated close to Sutton, you are only a short distance from the mainline and Sutton Common stations, with high street having a vast array of fabulous shopping & amenities!

## Area Map



### GROUND FLOOR

Hallway

Living/Dining Room  
14'3 x 8'11 (4.34m x 2.72m)

Kitchen  
8'4 x 7'3 (2.54m x 2.21m)

Bedroom  
15'6 x 8'11 (4.72m x 2.72m)

Bathroom  
6'1 x 5'10 (1.85m x 1.78m)

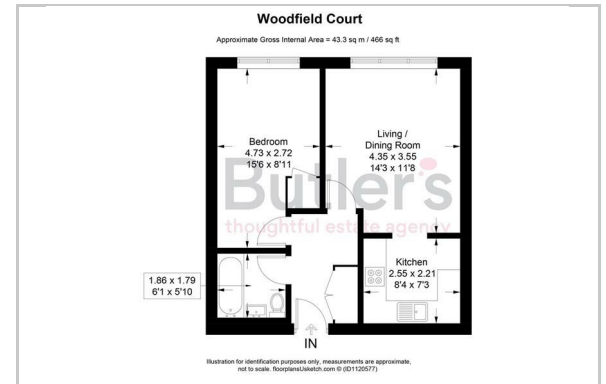
### OUTSIDE

Allocated Parking

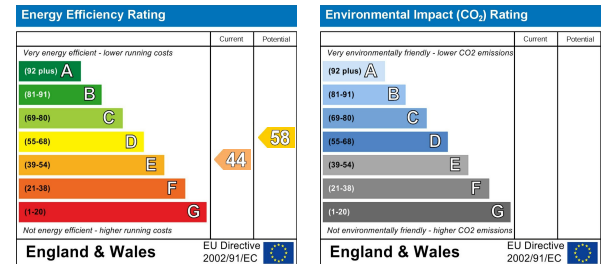
Communal Grounds



## Floor Plan



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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