



Guide Price
£525,000

Freehold

3x  2x  1x 

**Benhill Road, Sutton,
Surrey, SM1**

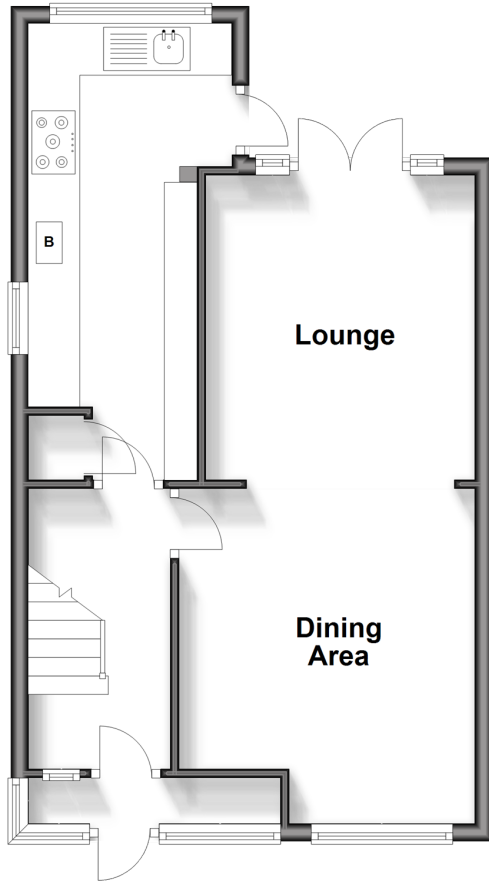
OVER 60?

Secure this property
for up to **59% less!**

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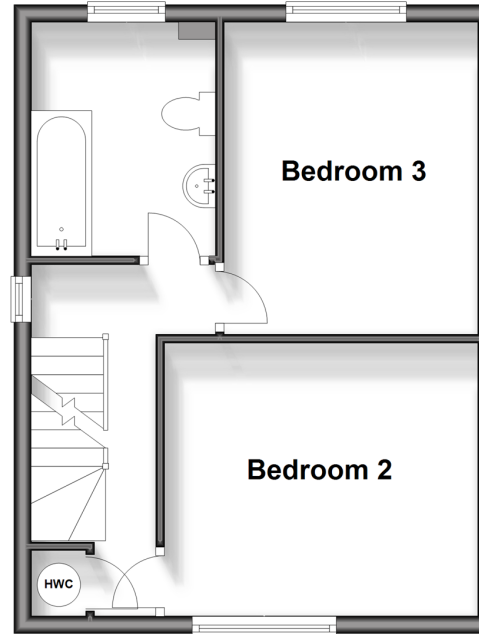
Ground Floor

Approx. 42.8 sq. metres (460.3 sq. feet)



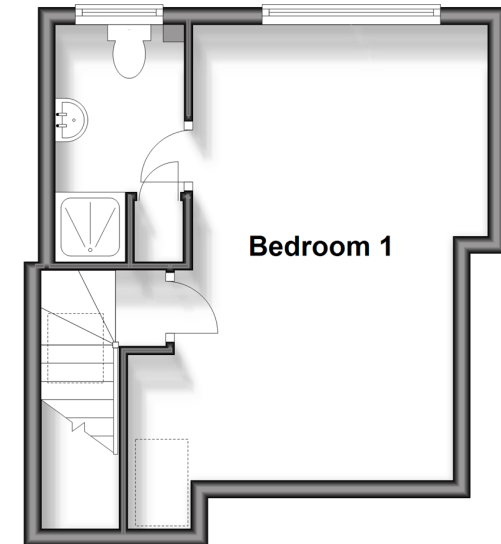
First Floor

Approx. 35.4 sq. metres (381.0 sq. feet)



Second Floor

Approx. 26.5 sq. metres (285.6 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge : 12'0 x 10'2 (3.66m x 3.10m)

Dining Area: 12'4 x 11'7 (3.76m x 3.53m)

Kitchen: 18'0 x 7'5 (5.49m x 2.26m)

FIRST FLOOR

Landing

Bedroom 2: 11'9 x 10'4 (3.58m x 3.15m)

Bedroom 3: 11'8 x 9'7 (3.56m x 2.92m)

Bathroom

SECOND FLOOR

Landing

Bedroom 1: 17'2 x 12'6 (5.24m x 3.81m)

En-Suite Shower Room

OUTSIDE

Driveway

Rear Garden



Main features

- Gorgeous family home spread over three floors
- Loft conversion, with en-suite & striking views across London
- Sociable garden, with decking & a generous lawn
- Off street parking for two cars
- Walking distance to Sutton High Street
- Less than a mile to three train stations & handy bus links close by



Nearest Schools

Primary Schools: All Saints Benhilton CofE Primary 0.4 miles, Rushy Meadow Primary 0.4 miles
Secondary Schools: Greenshaw High School 0.3 miles, Sutton Grammar School for Boys 0.5 miles, Carshalton Boys Sports College 0.5 miles



Transport Information

Train Stations: Sutton Common 0.6 miles, Carshalton 0.7 miles, Sutton 0.9 miles



Address

Benhill Road, Sutton, Surrey, SM1



Directions

For directions to this property please contact us.



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- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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