

Butler's
thoughtful estate agency

LYLESBURY
COURT
1 - 12

Benhill Wood Road, Sutton, SM1 3SW

£1,850 Per month



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PROPERTY SUMMARY

Welcome to this charming split level maisonette on Benhill Wood Road.

This delightful well maintained property comprises of a spacious living room and dining area opening into a private balcony for outdoor seating and a modern kitchen to the first floor. Two large double bedrooms and a modern bathroom to the second floor.

The property benefits from a private front entrance, being well lit with good ventilation and ample storage throughout with added loft storage space , recently fitted dishwasher, double glazed windows and electric heating and good sized private balcony.

Situated in a desirable location this property provides easy access to local amenities, ofsted rated outstanding schools and transport links making it an ideal choice for those seeking convenience and a sense of community.

Viewings are highly recommended, call today to avoid missing out.

Nearest train station:
Sutton common (0.4 miles)
Sutton (mainline station 0.8miles)
West Sutton (0.8miles)''





Aylesbury, Court

Approximate Gross Internal Area = 79.2 sq m / 852 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1122099)

LOCAL AUTHORITY
Sutton

DEPOSIT REQUIRED
£2,134

PROPERTY AVAILABLE DATE
2nd October 2026

COUNCIL TAX BAND
D

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	55	66
(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

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