

Butler's
thoughtful estate agency

LYLESBURY
COURT
1 - 12

Benhill Wood Road, Sutton, SM1 3SW

£1,800 Per month



2



1



1



D

PROPERTY SUMMARY

Welcome to this charming split-level maisonette on Benhill Wood Road, offering well-maintained accommodation arranged over two floors.

The first floor features a spacious living and dining area that opens directly onto a private balcony — ideal for outdoor seating and relaxation — along with a modern, well-appointed kitchen. Upstairs, you'll find two generous double bedrooms and a contemporary bathroom, providing comfortable and practical living space.

The property benefits from its own private front entrance, excellent natural light and ventilation, and great storage throughout, including additional loft storage. Further advantages include a recently fitted dishwasher, double-glazed windows, electric heating and a good-sized private balcony. Free on-street parking is available, adding to the convenience of the location.

Situated in a desirable area, this home offers easy access to local amenities, Ofsted-rated outstanding schools and excellent transport links, making it an ideal choice for those seeking convenience and a strong sense of community.

Early viewing is highly recommended — contact us 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
£2,076

PROPERTY AVAILABLE DATE
8th 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

Butler's
thoughtful estate agency

OFFICE ADDRESS
18 Sutton Plaza
Sutton
Surrey
SM1 4FS

OFFICE DETAILS
020 39 170 160
lettings@butlershomes.co.uk
butlershomes.co.uk