



**Benhill Wood Road, Sutton, SM1 4HN**

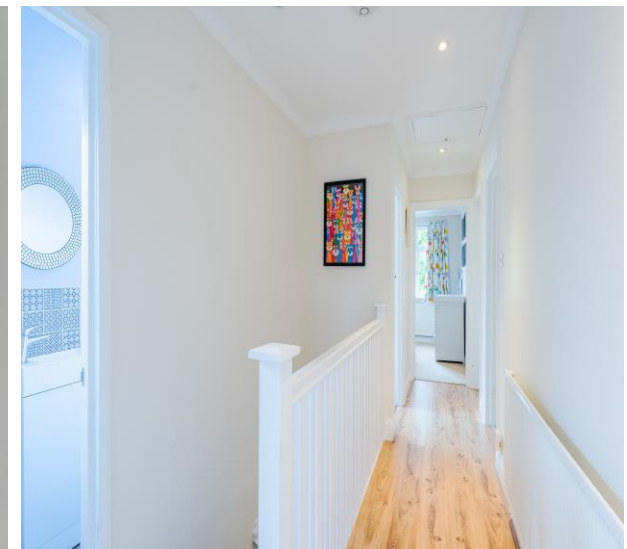
**£325,000**

This beautifully presented, two double bedroom first floor maisonette, offers generous and light accommodation throughout.

Comprising of a large reception room, modern bathroom, separate WC and spacious kitchen with direct access to a private rear garden.

Conveniently located for Sutton mainline railway station, close to bus routes and within a short walking distance of Sutton High Street which offers an abundance of shops, gyms and restaurants.

Numerous well regarded nurseries, primary and secondary schools are also within easy reach.







Council Tax - C  
Tenure - Leasehold

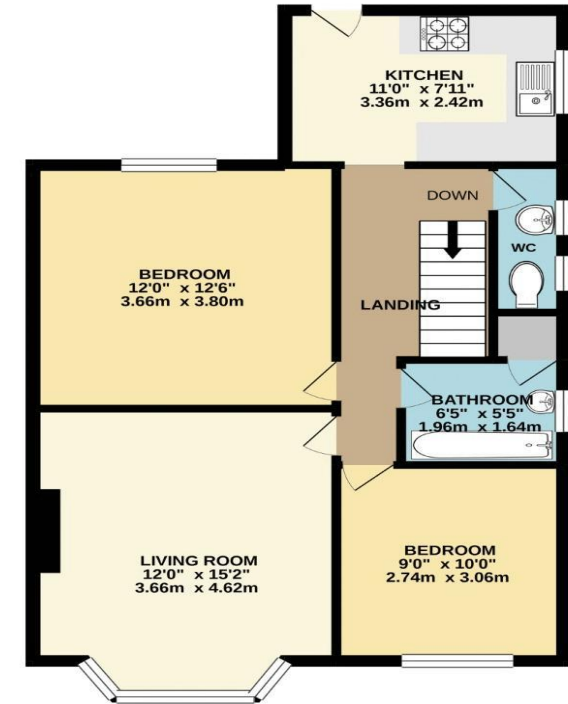
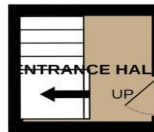
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TOTAL FLOOR AREA: 664 sq ft (61.7 sq m) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71   c	77   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		





