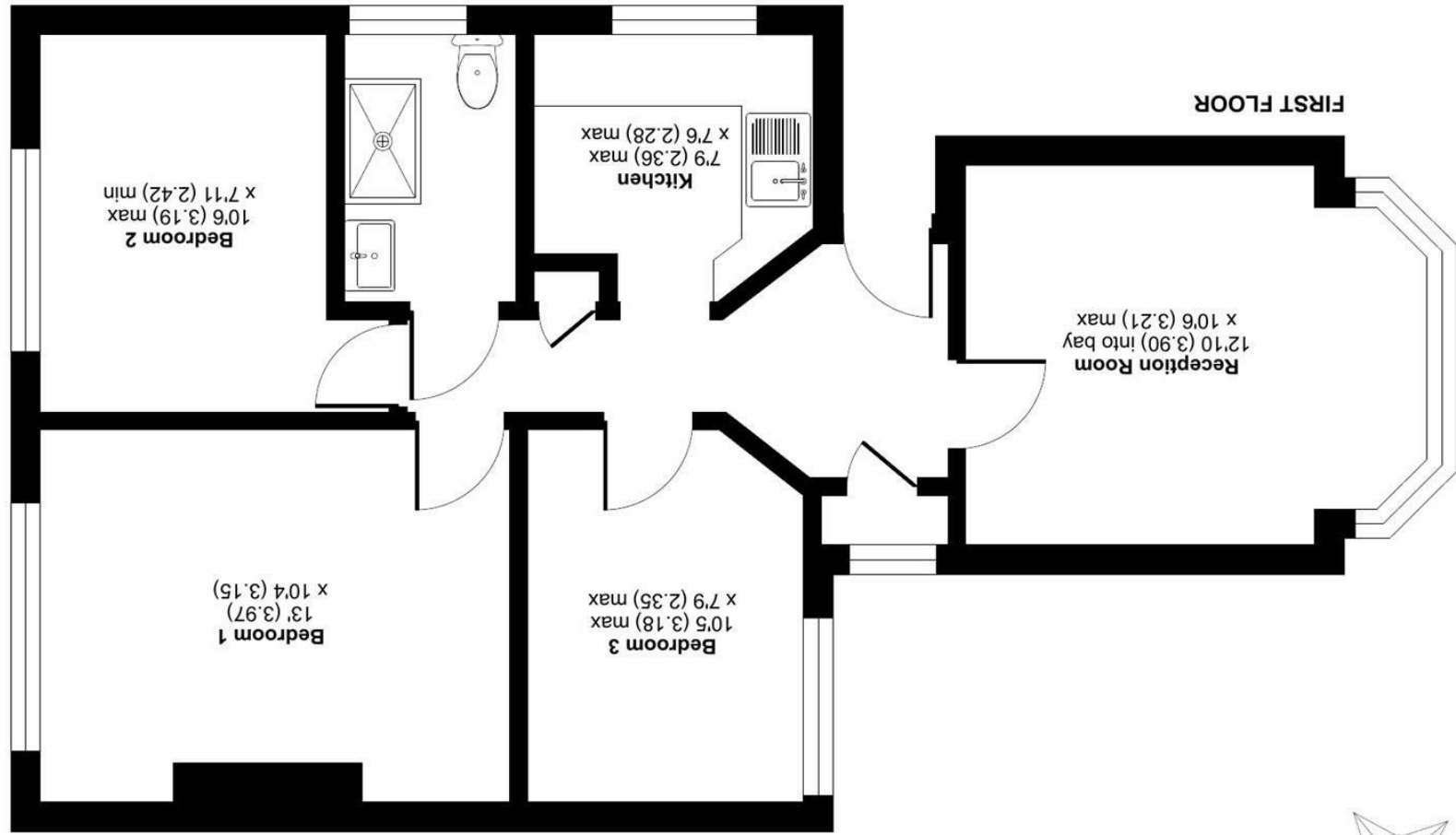


Produced for Silverman Black Estate Agents REF: 1350192
 Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025.



Benhill Wood Road, Sutton, SM1
 Approximate Area = 616 sq ft / 57.2 sq m
 For identification only - Not to scale



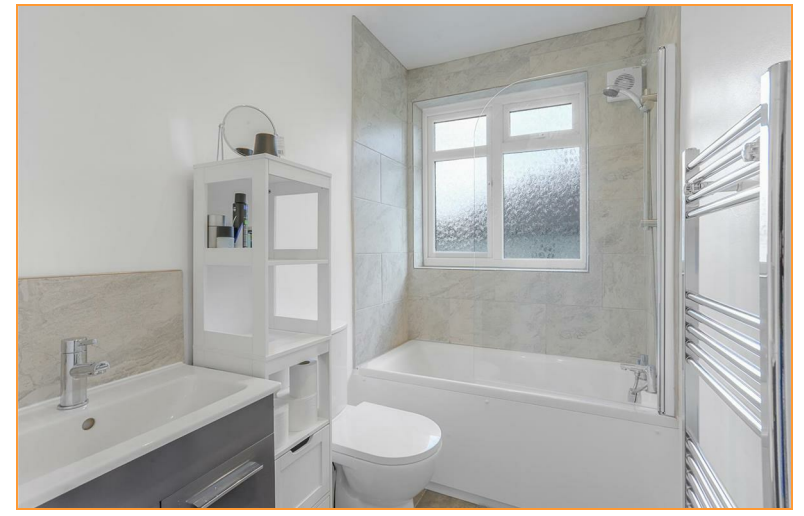


83a Benhill Wood Road

Sutton, SM1 3SL

Price Guide £350,000

Silverman Black is delighted to offer this generously proportioned three bedroom first floor apartment with a private garden, located in a popular and sought after suburb of Sutton, affording easy access to the town centre, several local railway stations and both Greenshaw and Glenthorne High Schools. Being offered with full vacant possession, the property has just been completely refurbished with a new kitchen, new bathroom, new wiring, a new gas/radiator central heating system, new decor and flooring. In more detail, the accommodation comprises a good size entrance hall, a generously proportioned lounge with views over the private section of the garden to the rear, a separate kitchen, three genuine double bedrooms and a refitted bathroom. Externally, the apartment has a good size, enclosed and private section of the rear garden whilst there is ample on street parking. The property also has a long lease (900 + years remaining on the current term) and relatively small outgoings as there are no communal areas. In terms of local facilities, the property is conveniently located, within easy reach of central Sutton (c 0.3 miles/10 minutes walk), where you will find a variety of shops, restaurants and amenities. Families will appreciate the proximity to excellent schools - with Greenshaw High School just half a mile away (10 minutes walk) and Glenthorne High School just under 1 mile distant (19 minutes walk), ensuring a quality education for children. Several independent websites have rated the London Borough of Sutton as the best Borough in London for education for 2025. Central London and The City are easily accessed, with excellent public transport links available locally - Sutton Common station is roughly 10 minutes walk away, with Sutton mainline station roughly one mile distant and Morden Underground station only 2.5 miles away - a short bus ride. Viewing of this beautifully presented apartment is highly recommended - so book your appointment today!



- Fully refurbished, Vacant possession with no onwards chain
- A substantial three bedroom first floor apartment, with a private garden, located in a popular residential street only half a mile from Central Sutton
- A full programme of refurbishment has just been completed incorporating new wiring, central heating, kitchen, bathroom, decor and flooring.
- Accommodation comprises entrance hall, living room, separate kitchen, three generous double bedrooms & a refitted bathroom
- Externally the property has a private, enclosed section of the rear garden. Parking is "on street".
- Leasehold - currently with excess of 900 years remaining on the term; Council Tax Band "C"; EPC rating: "D" (68/78)
- 0.5 miles/10 minutes walk to Sutton Town Centre; 1 mile to St Helier Hospital, 0.5 miles to Greenshaw High School, 0.9 miles to Glenthorne High School
- 0.5 miles/10 minutes walk to Sutton Common BR station; approx 1 mile to Carshalton or Sutton mainline station
- Viewing of this excellent apartment is highly recommended - so call today to book your appointment

