



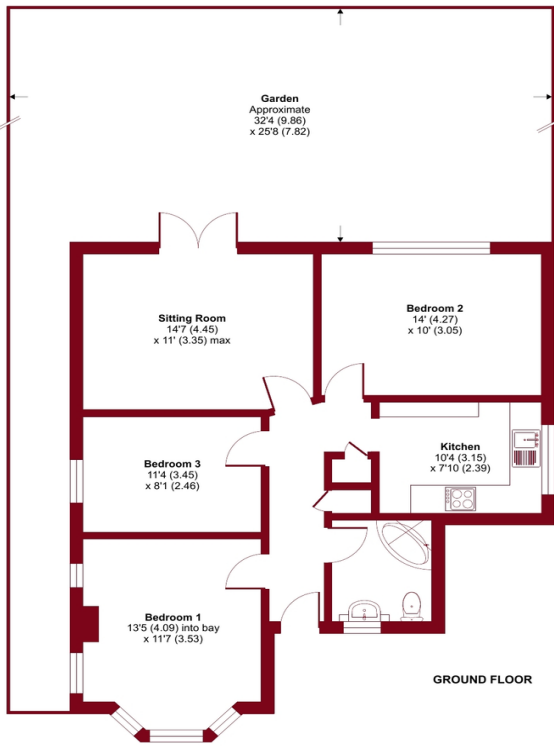
**30 Benhill Wood Road, Sutton, SM1 4HN | Guide Price £399,950 Share of Freehold**

Welcome to this generously proportioned Share of Freehold ground floor maisonette, featuring three spacious bedrooms, a private garden, and off-road parking for up to five cars. Recently upgraded with a brand new modern fitted kitchen, this property seamlessly blends spacious living with prime location, offering both comfort and accessibility. Nestled in the vibrant heart of Sutton, this property enjoys a central location within walking distance of Sutton Common and Sutton train stations, fantastic bus links and well-sought-after schools including Sutton Grammar School, Manor Park Primary School and All Saints Benhilton



# Benhill Wood Road, Sutton, SM1

Approximate Area = 781 sq ft / 72.5 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrxhcom 2024. Produced for Paul Graham. REF: 1077942



## ENTRANCE HALL

**SITTING ROOM** 14' 7" x 11' 0" (4.44m x 3.35m)

**KITCHEN** 10' 4" x 7' 10" (3.15m x 2.39m)

**BEDROOM 1** 13' 5" x 11' 7" (4.09m x 3.53m)

**BEDROOM 2** 14' 0" x 10' 0" (4.27m x 3.05m)

**BEDROOM 3** 11' 4" x 8' 1" (3.45m x 2.46m)

## BATHROOM

**GARDEN** 32' 4" x 25' 8" (9.86m x 7.82m)

## OFF ROAD PARKING

## GARDEN STORE

## SHARE OF FREEHOLD



IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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