

A photograph of a semi-detached family home. The house has a light-colored exterior with a brown tiled roof. The front door is a bright blue color. There is a garden in front with a paved area and some greenery. A wooden fence is visible on the right side. The house is situated on a residential street.

Cromwells

Benhill Road, Sutton, Surrey, SM1 3SA
Offers in Excess of £615,000

Situated in a popular residential area of Sutton. This spacious extended 4 double bedroom Semi Detached family home is ideally located within easy proximity to well performing schools, including Greenshaw High School, St Philomena's Girls School and Sutton Grammar School. Sutton Station is only 1.1 miles away with excellent services into London, as well as the main high street and shopping centre. Several bars and restaurants are also close by, along with great open recreational spaces.



***Large Open Plan Ground Floor & Utility Room *2
Bathrooms with additional WC
*4 Double Bedrooms *Driveway + Workshop**

Enclosed Entrance Porch

Front door to:

Entrance Hall

Storage cupboard. Doors to:

Reception Room - 24' 7" x 11' 8" (7.49m x 3.55m)

Double aspect, leading through to Kitchen/Dining Room

Kitchen/Dining Room - 10' 2" x 16' 3" (3.10m x 4.95m)

Rear aspect, folding doors out to garden. Open through to utility room

Shower Room

Stairs to First Floor Landing

Doors to:



Bedroom 1 - 10' 8" x 11' 0" (3.25m x 3.35m)

Front aspect, fitted wardrobe cupboards.

Bedroom 2 - 11' 8" x 11' 0" (3.55m x 3.35m)

Rear aspect

Family Bathroom -

Front aspect

Stairs to 2nd Floor Landing

Doors to separate WC

Bedroom 3 - 16' 3" x 9' 6" (4.95m x 2.89m)

Rear aspect, fitted wardrobe cupboards

Bedroom 4 - 11' 2" x 9' 1" (3.40m x 2.76m)

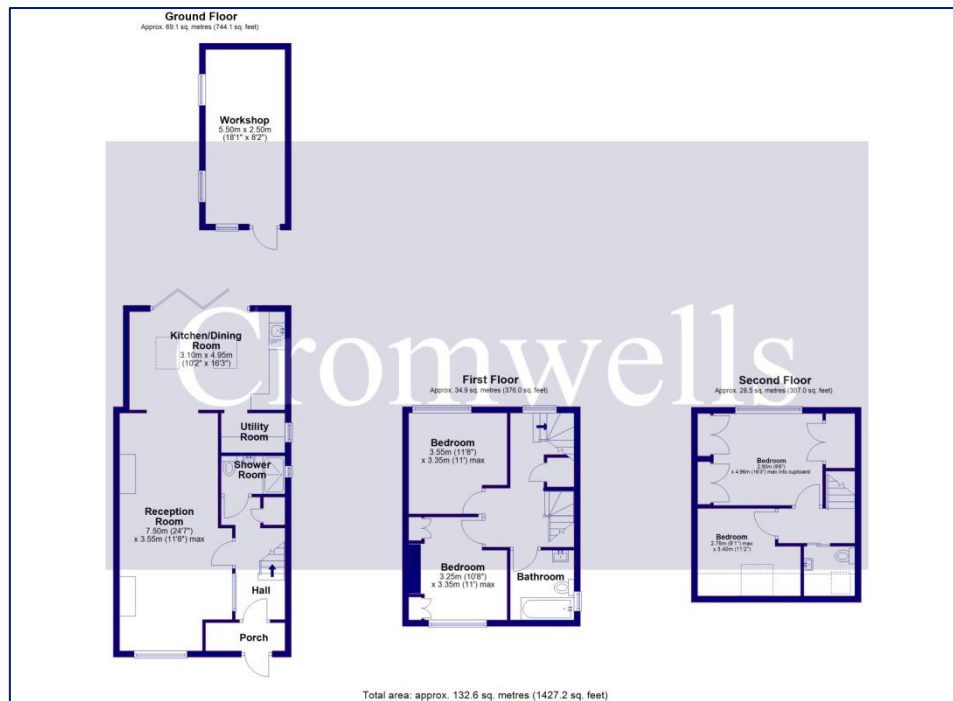
Outside

Large Rear Garden

Detached Workshop to rear - 18' 1" x 8' 2" (5.51m x 2.49m)

Driveway to front with side access





Council Tax - E
Local Authority: London Borough of Sutton
Tenure - Freehold



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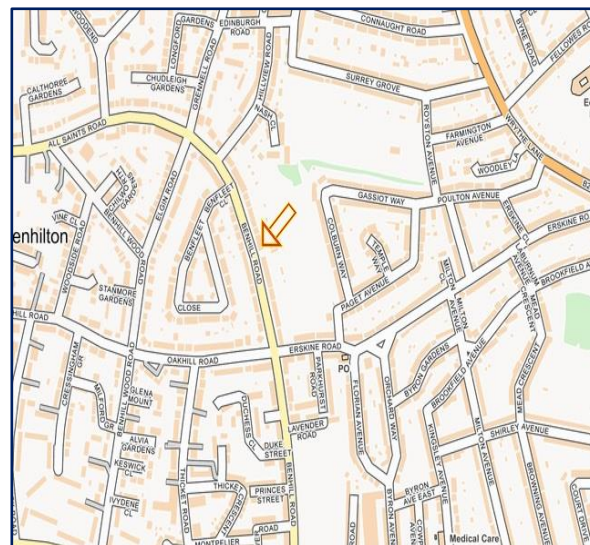


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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