



53 Benfleet Close, Sutton, SM1 3SD

Guide price £625,000



**WH WATSON HOMES**  
Estate Agents

## 53 Benfleet Close, Sutton, SM1 3SD

Situated in a popular no through road close to the town centre and within a mile of both Sutton and Sutton Common rail station, Watson Homes are delighted to offer this three bedroom extended Bungalow. The property has been updated to a high standard by the current owners and benefits from a modern 22ft kitchen/breakfast room, an ensuite shower room, a four piece bathroom suite, a pretty rear garden and off street parking.

The property is located within 0.6 of a mile of Sutton High Street and Sutton Common Station and within 0.8 miles of Sutton and Carshalton Stations. There is a recreation ground within 0.25 miles and a healthy choice of junior and secondary schools in the local area.

### Accommodation

UPVC double glazed entrance porch, tiled flooring, single panel radiator, part glazed wooden front door to..

#### Entrance hall

Covered radiator, cupboard housing fuse board, dado rail, large storage cupboard with fitted shelving.

#### Lounge - 17'06 x 9'09

UPVC double glazed leaded light doors to rear aspect, double panel radiator, open fireplace, dado rail, coved ceiling.

#### Kitchen/breakfast room - 22'0 x 7'11

Range of fitted wooden wall units with matching cupboards and drawers below, granite worktops with inlaid stainless steel sink and chrome mixer tap, inset hob with pullout extractor fan above, integrated oven/grill and microwave, integrated dishwasher and washing machine, integrated fridge and freezer, tiled splash back, UPVC double glazed leaded light windows to side and rear aspects with door to side Garden, wood flooring, double panel radiator, coved ceiling.

#### Bedroom two - 12'05 x 10'11

UPVC double glazed leaded light bay window to front aspect, double panel radiator, picture rail.

#### Bedroom three - 10'06 x 7'11

UPVC double glazed leaded light windows to side aspect, single panel radiator, coved ceiling, built-in wardrobe/storage cupboard.

#### Bathroom - 10'11 x 7'03

Modern four piece suite comprising panel enclosed bath with chrome mixer tap and shower attachment, walk in cubicle with thermostatic shower and hand attachment, wash hand basin with chrome mixer tap and storage cupboards below, low level pushbutton flush WC, tiled flooring, tiled walls, double panel radiator, extractor fan, obscure UPVC

double glazed leaded light window to front aspect.

#### Stairs to 2nd floor landing

Fitted carpet, obscure UPVC double glazed leaded light window to side aspect.

#### Main bedroom 17'0" X 11'4"

UPVC double glazed leaded light doors to rear aspect and Juliet balcony, two Velux windows at front, eaves storage, double panel radiator.

#### Ensuite shower room 7'8" X 5'8"

Consisting of tiled cubicle with thermostatic shower and hand attachment, wash hand basin with chrome mixer tap and storage cupboards below, low level pushbutton flush WC, heated chrome towel rail, tiled walls, tiled flooring, obscure UPVC double glazed window to rear aspect.

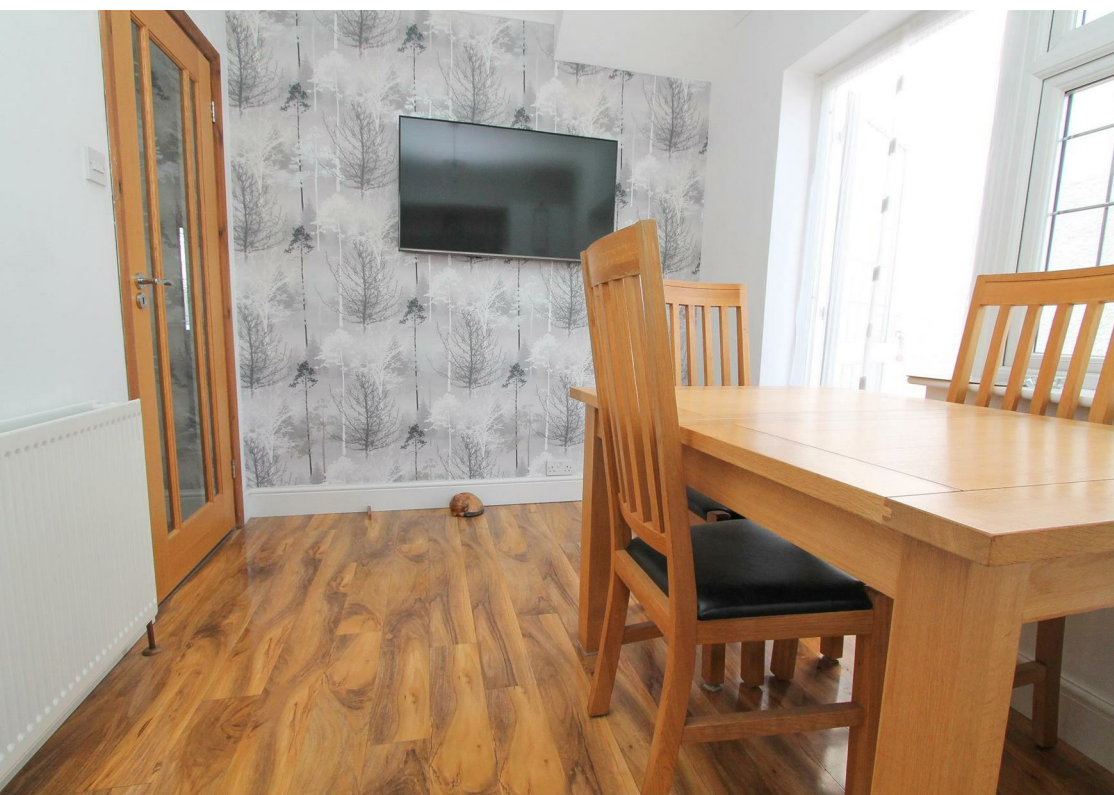
Rear garden - approximately 60ft (South facing) Paved patio area with footpath at side leading to garage, mainly laid to lawn with mature shrubs and flowerbeds bordering, outside tap.

#### Garage at side

Double wooden doors at front.

#### Front

Paved driveway, providing off street parking for two cars.









## Floor Plan

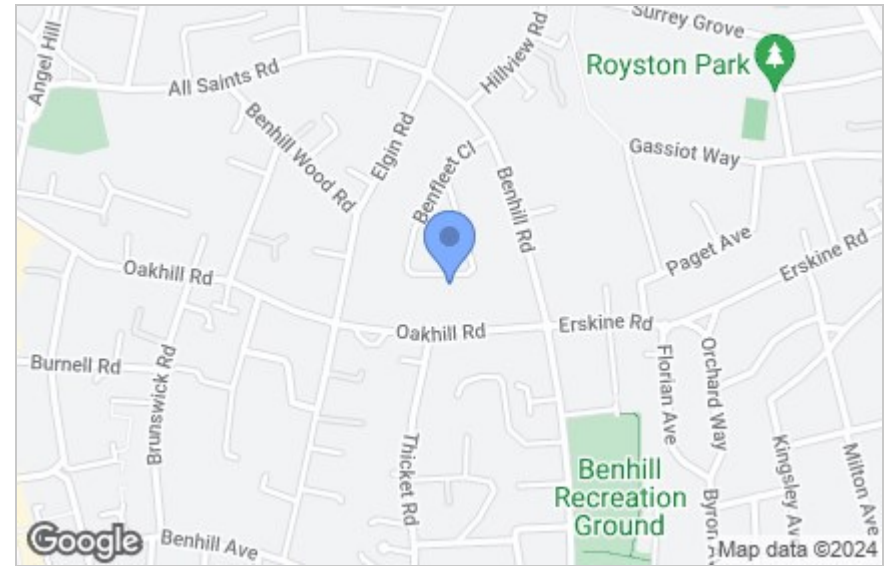


## Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

