



2 Benfleet Close, Sutton, Surrey, SM1 3SE

Guide price £750,000



**WH WATSON HOMES**  
Estate Agents



## 2 Benfleet Close, Sutton, SM1 3SE

SIMPLY STUNNING!!! Watson Homes are delighted offer this beautiful four bedroom, two bathroom semi detached family home. The property benefits from modern open plan living, two garages, a pretty rear/side garden and ample off street parking.

The property is situated in a sought after cul-de-sac just 0.6 miles from Sutton High Street and Sutton Common Station, and 0.8 miles from Sutton and Carshalton Stations. A recreation ground is only 0.25 miles away, complemented by a wide range of well-regarded junior and secondary schools in the area.

### Accommodation

UPVC double glaze door to..  
Spacious entrance porch  
Tiled effect flooring, single panel radiator, cupboard housing meters, obscure part glazed wooden and the front door to..

Entrance hall  
Vinyl wood effect flooring, loft access, feature skylight, coved ceiling, wall mounted alarm panel, covered radiator, wall mounted “hive” heating controls.

Lounge  
UPVC double glazed patio doors to rear aspect, double panel radiator, coved ceiling.

Kitchen/diner/family room  
Range fitted wall units with matching cupboards and drawers below, quartz worktops with inlaid stainless steel sink and brushed chrome mixer tap, inset five ring gas hob with extractor fan above and oven/grill at side, space and plumbing for dishwasher, space for American style fridge/freezer, island with breakfast bar, covered radiator and double panel radiator, UPVC double glazed window and bifold doors to rear aspect, vinyl wood effect flooring.

Utility room  
Range fitted wall units with cupboard space below, quartz worktops with inlaid stainless steel sink and chrome mixer tap, space and plumbing for washing machine and tumble dryer, coved ceiling, tiled effect flooring, cupboard housing combination boiler.

Study  
Built-in storage cupboard with desk area, coved ceiling, vinyl wood effect flooring.

Bedroom one  
UPVC double glazed bay window to front aspect, double panel radiator, built-in wardrobes, coved ceiling.

Bedroom two  
UPVC double glazed window to front aspect, double panel radiator, coved ceiling.

Bathroom  
Luxury four piece suite consisting of tiled walk in cubicle with rainfall shower and hand attachment, panel enclosed bath with chrome mixer tap and shower attachment, large wash hand basin with chrome mixer tap and storage cupboard below, low-level pushbutton flush WC, heated chrome towel, fitted storage cupboards, tiled flooring, part tiled walls, coved ceiling, extractor fan, obscure UPVC double glazed window to side aspect.

Separate WC  
Consisting of low-level push button flush WC, wash hand bowl basin with chrome mixer tap and storage cupboard below, coved ceiling, tiled flooring, extractor fan.

Stairs to 1st floor land

Staircase display lighting and Velux window.

Bedroom three  
UPVC double glazed window to rear aspect, fitted wardrobes and desk area, single panel radiator.

Bedroom four  
Two Velux windows to front aspect, built-in wardrobes, single panel radiator access to further spacious storage area.

Shower room  
Consisting of tiled cubicle with thermostatic shower, wash hand basin with chrome mixer tap and storage cupboard below, low-level push button flush WC, vinyl tiled effect flooring, heated chrome towel, parttiled walls, extractor fan, obscure UPVC double glazed window to rear aspect.

Rear garden (South facing) approximately 80ft Large wraparound paved patio area with lawn sections and shrubs and flowerbeds bordering, wooden garden shed and storage unit, fence enclosed, outside tap, access to second garage.

Detached garage  
Electric roller shutter door at front with further off street parking at rear with electric sliding gate, UPVC double glazed window at front.

Garage at side  
Double wooden doors at front, hardstanding providing further off street parking if desired, skylight.

Front  
Hardstanding driveway providing off street parking for several vehicles.

BUYER’S INFORMATION  
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete.







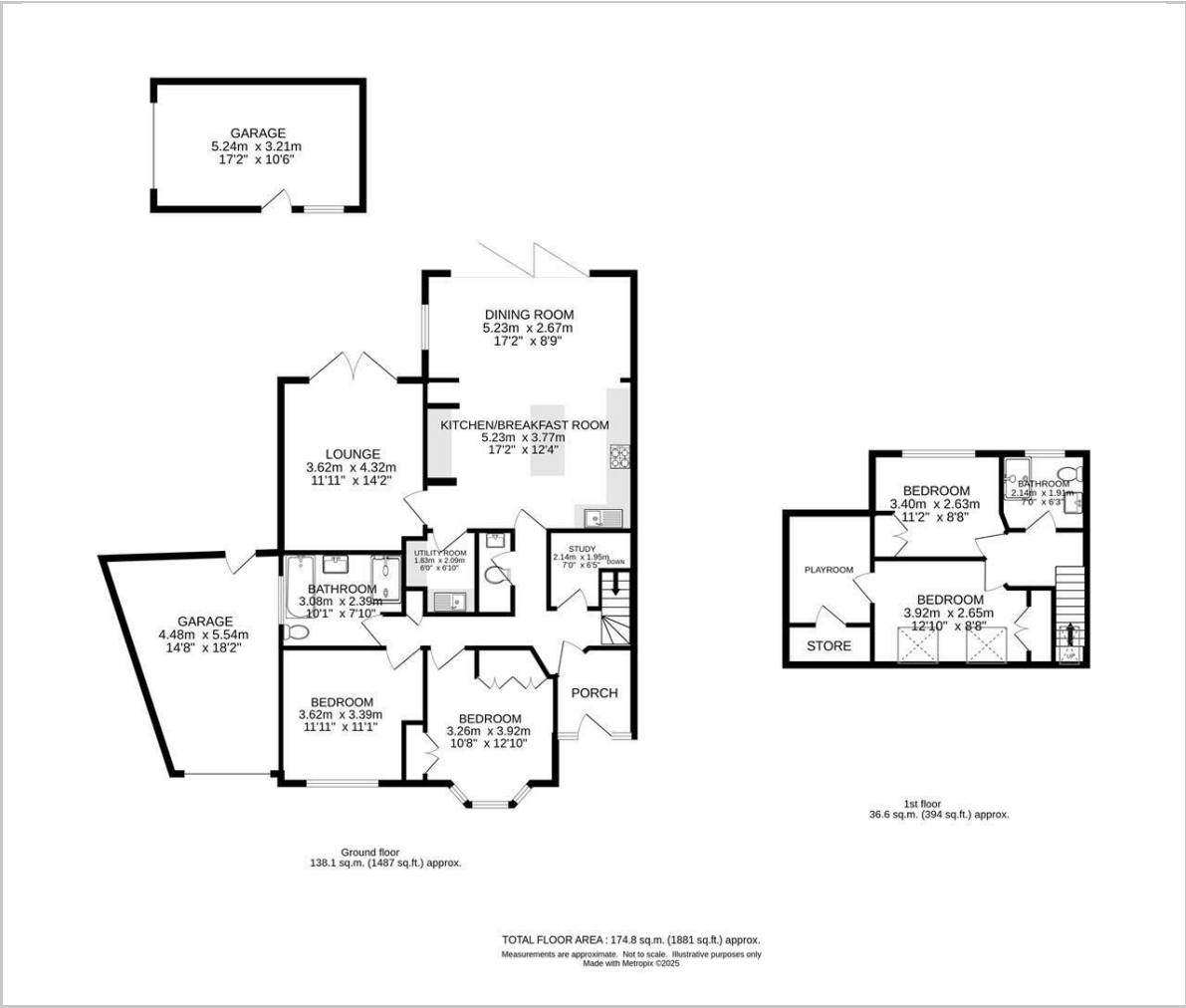








Floor Plan

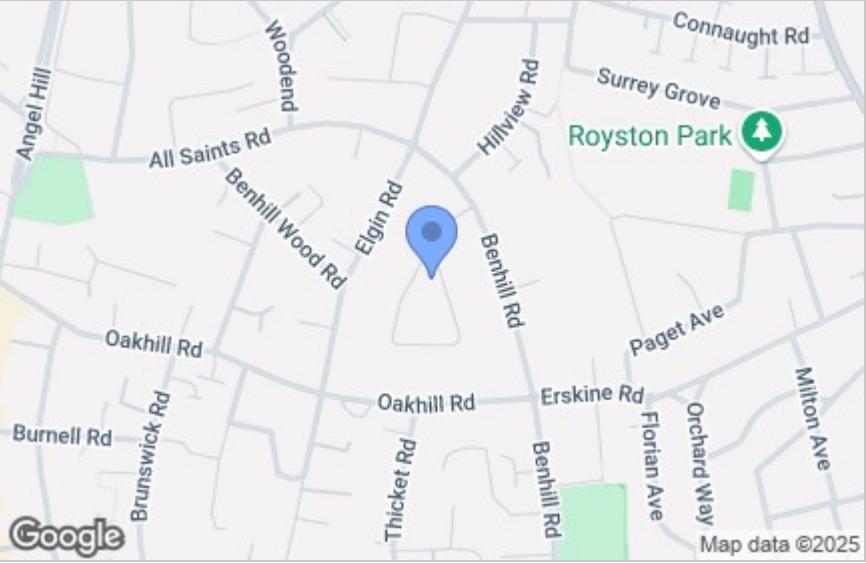


Viewing

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

