

Butler's

thoughtful estate agency



Butler's
I'm for sale
020 39 770 1
butlers.co.uk

Benhill Road
Sutton, SM1 3SA

Offers in the region of £500,000



Benhill Road Sutton, SM1 3SA

Nestled in one of Sutton's most convenient residential roads, this spacious home has so much to offer, both inside and out.

Firstly, we have to talk location. Have you ever dreamed of living in a road on the doorstep of fabulous amenities, open spaces, schools and transport links? Benhill Road will surpass your expectations, as it's just a short distance to either Sutton & Carshalton with you having outstanding schooling close by. Sutton Common & mainline stations provide quick links into the City - you can be from your sofa to London in under an hour.

Despite all of this, sitting on the patio of your large rear garden, you'd be forgiven for thinking you were in the middle of nowhere - a tranquil space for you to enjoy a good book, catch some rays or even have a few friends over.

Inside your home, the property is in the sort of condition you can move into and live immediately, however is a blank canvass for you to put your own stamp on over time. Work from home? We have great news for you!

Upstairs, there are three great sized bedrooms, so it will be a tough choice about which one to work in. The master however comes with the very special addition of an ensuite, complementing the downstairs bathroom perfectly.

On the ground floor there is a huge amount of versatility, so be prepared to be impressed. A fabulous, light and airy lounge is great for cozy nights in, with get togethers and dinner parties being a breeze in the conservatory that offers a more formal space, something you've probably been dreaming of for some time now. If we're on the money with the latter, the adjacent kitchen means you can cook up a storm in what is a truly well thought out and designed place for you to enhance your culinary skills.

Outside, the large garden will surprise with the size and to the front you'll love the convenience of your very own driveway.





GROUND FLOOR

Porch

Hallway

Living Room

15'2 x 13' maximum (4.62m x 3.96m maximum)

Kitchen

12'8 x 7'5 (3.86m x 2.26m)

Lobby

Conservatory

14'8 x 10' (4.47m x 3.05m)

Bathroom

FIRST FLOOR

Landing

Bedroom

13' x 10' (3.96m x 3.05m)

En-Suite

5'1 x 4'11 (1.55m x 1.50m)

Bedroom

10'11 x 7'7 (3.33m x 2.31m)

Bedroom

8'2 x 8' (2.49m x 2.44m)

OUTSIDE

Rear Garden

Driveway

