

Butler's

thoughtful estate agency

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I'm for sale
020 39 170 160
butlershomes.co.uk

Benhill Road
Sutton, SM1 3SA

Guide price £450,000



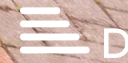
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Benhill Road

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.

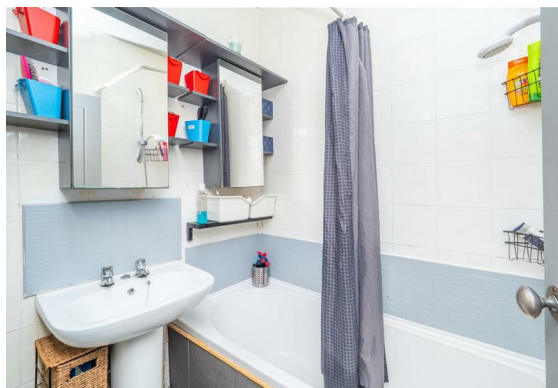
Inside your home, the property is in the sort of condition you can move into and live immediately, however is a blank canvass for you to put your own stamp on over time. Work from home? We have great news for you!

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 a 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.

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)

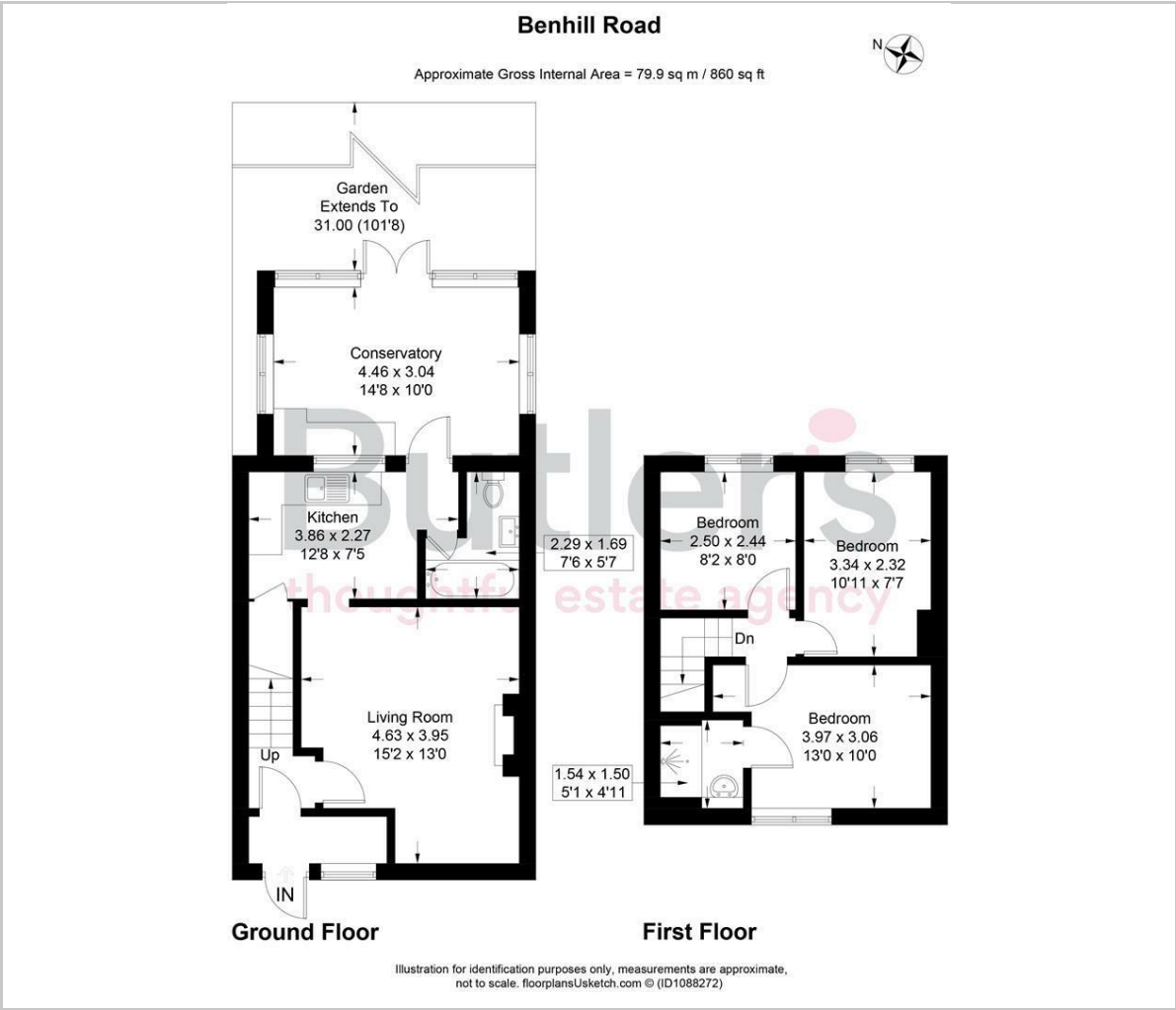
OUTSIDE

Rear Garden

Front Area



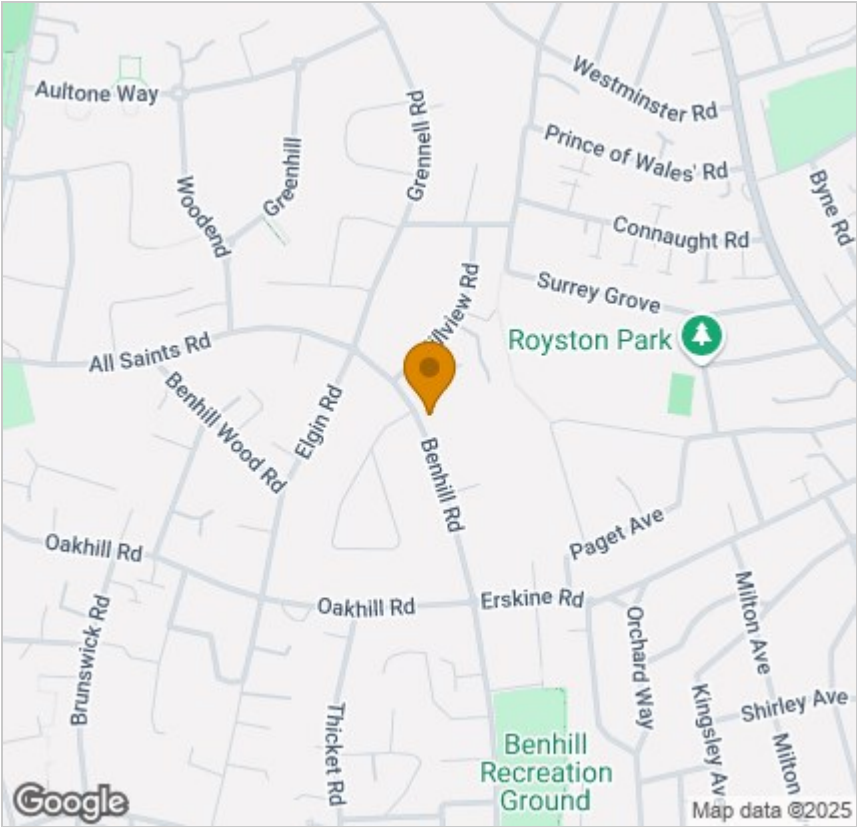
Floor Plan



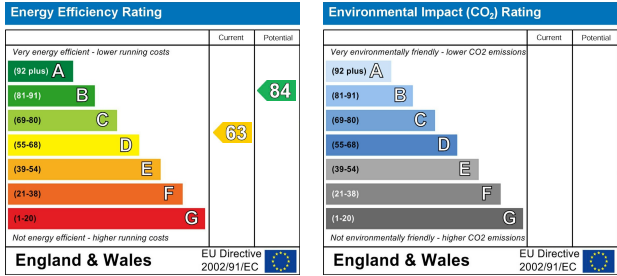
Viewing

Please contact our Butler's Sales Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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18 Sutton Plaza, Sutton, Surrey, SM1 4FS
Tel: 020 39 170 160 Email: hello@butlershomes.co.uk butlershomes.co.uk