

Butler's

thoughtful estate agency

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

Benhill Road
Sutton, SM1 3SB

Guide price £625,000



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Every now and again a home comes to market that truly fits how a modern family lives, with this stunning 3 bedroom semi detached house being one such property. It really has a light and airy feel, also having been fastidiously cared for and updated by the current owner, sparing no time or expense throughout their occupation. Having been extended to the rear, it offers all the space you could wish for if you love to entertain or need more space for your family. Location-wise it couldn't get any better! Set within a desirable yet highly convenient road, you have incredible schooling, transport links and amenities on your doorstep. You'll be spoiled for choice for dining out and going for walks in green open spaces, especially relevant during these summer months. Inside the house, the large living room is a fabulous space for you to relax and entertain in, yet also perfect for you to snuggle down on a comfy chair with a good book or even spend some time catching up on some TV. The real heart of the home is the stunning kitchen, with an abundance of workspace to really cook up a storm in - you'll be the envy of all of your friends and family! Breakfast ready, you'll enjoy sitting down with your loved ones in the adjacent dining room, looking forward to the day ahead. The bedrooms will truly impress and will be a pleasure to relax in, we think that you'll be having a few more 'early nights' as you will be so eager to nestle down in what are incredibly peaceful surroundings. All the rooms are also served by the first floor family bathroom and ground floor shower room. Outside, there is a wonderful, westly facing rear garden that will be great for every age range, with a driveway to the front, providing ample parking. With all these benefits, we think that the new owners will be very lucky indeed!





GROUND FLOOR

Hallway

Living/Dining Room
24'4 x 12' (7.42m x 3.66m)

Kitchen
16'8 x 10'8 (5.08m x 3.25m)

Lobby

Shower Room
8'8 x 3'7 (2.64m x 1.09m)

FIRST FLOOR

Landing

Bedroom
13'3 x 10'7 maximum (4.04m x 3.23m maximum)

Bedroom
12' x 10'1 (3.66m x 3.07m)

Bedroom
8'7 x 6'11 (2.62m x 2.11m)

Bathroom
9'6 x 5'7 (2.90m x 1.70m)

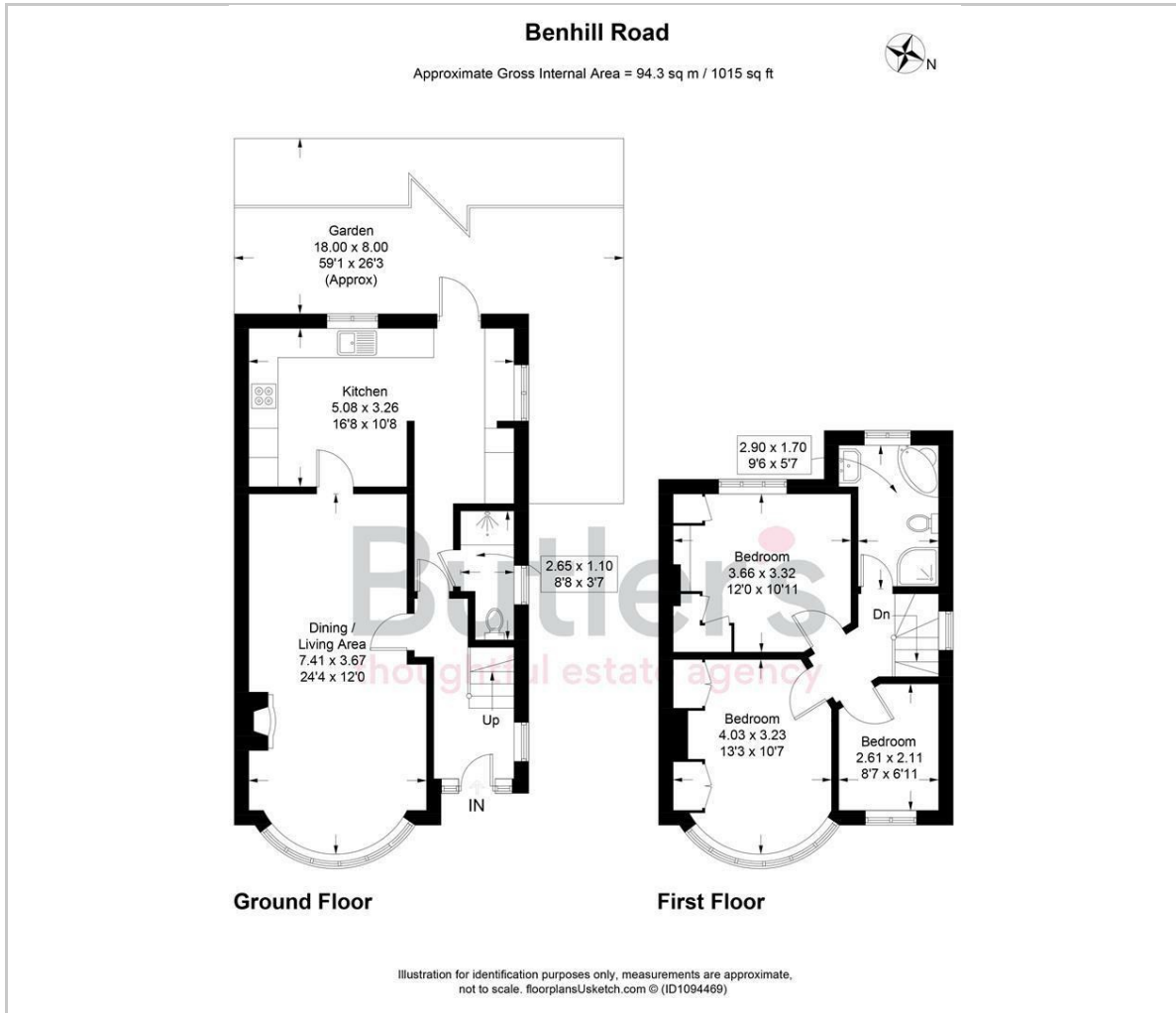
OUTSIDE

Driveway

Rear Garden



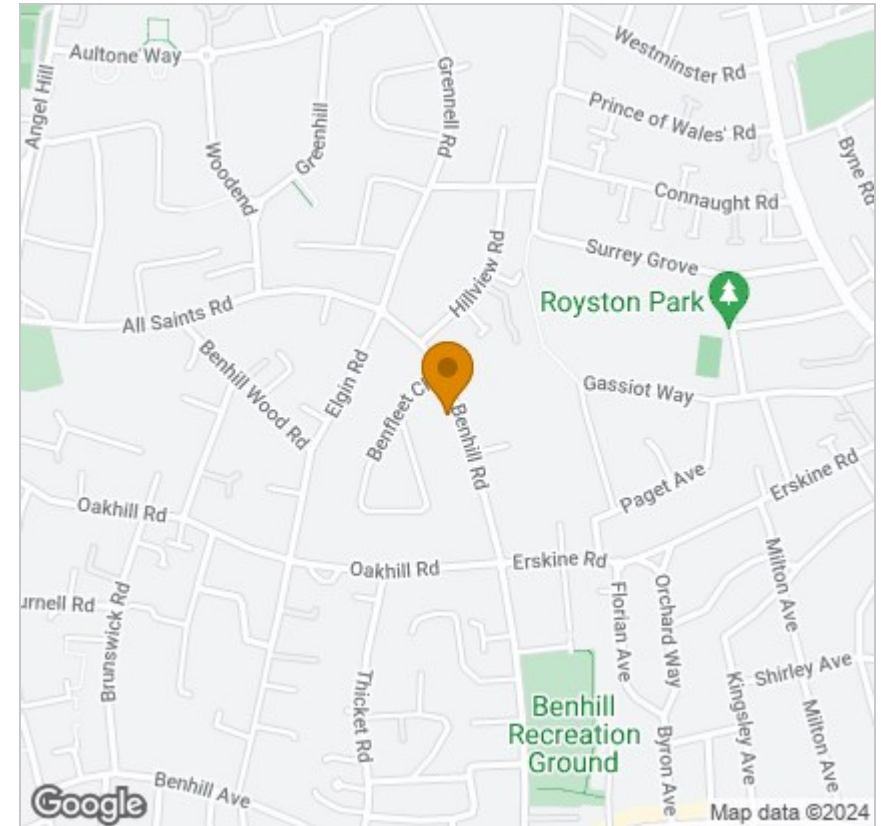
Floor Plan



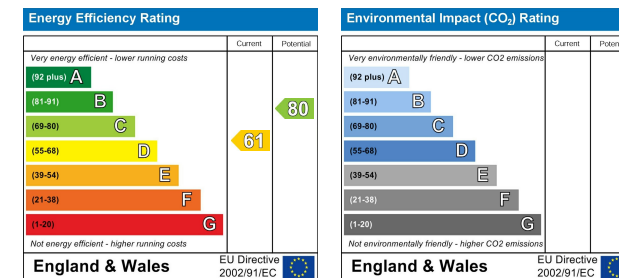
Viewing

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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