

# Butler's

thoughtful estate agency



Benfleet Close  
Sutton, SM1 3SD

Offers in the region of £575,000





## Benfleet Close

Sutton, SM1 3SD

A rarity to the market, this unique semi-detached bungalow will truly impress with its layout & potential. Nestled in an immensely desirable crescent road, Benfleet Close is a one-off home that offers extremely versatile accommodation. What also makes this house so special is the abundance of features and charm that still run throughout, with huge scope to modify or extend to your own specific needs - such as into the loft or rear - subject to the relevant consents. Situated on an enviable plot, you'll be close to fantastic local schooling and transport links, so have the luxury of a quick school run, whilst getting into work on time. Great amenities are also close by, being in such a central position, yet being in such a quiet setting. So, with the location ticking all your boxes - how does the rest of the house stack up? Well, you'll be pleased to learn that there is already a large, flowing, living & dining space that overlooks your garden, perfect for entertaining friends and family. The kitchen is also has lots of room, benefiting from lots of workspace to prepare your meals. Two generously sized double bedrooms have wardrobes and would be wonderful places to catch up on a great night's sleep. There is also a single third bedroom and family bathroom serving the rooms. Every room has something different and unique to offer and will be well suited to either a growing family or downsizer. Outside, this wonderful house has a large driveway to the front and side providing ample off-street parking, offering access to the garage. The garden is also an excellent size, with high shrub borders offering an excellent degree of privacy. You'll be spoilt for get-togethers with friends, whilst the kids go off and enjoy themselves.







## GROUND FLOOR

Hallway

Porch

Living/Dining Room

23'11 x 11'11 maximum (7.29m x 3.63m maximum)

Kitchen

14'9 x 6'5 maximum (4.50m x 1.96m maximum)

Bedroom

10'10 x 9'11 maximum (3.30m x 3.02m maximum)

Bedroom

9'2 x 7'10 (2.79m x 2.39m)

Bedroom

9'6 x 6'11 (2.90m x 2.11m)

Bathroom

7'10 x 5'11 (2.39m x 1.80m)



## OUTSIDE

Front Garden

Driveway

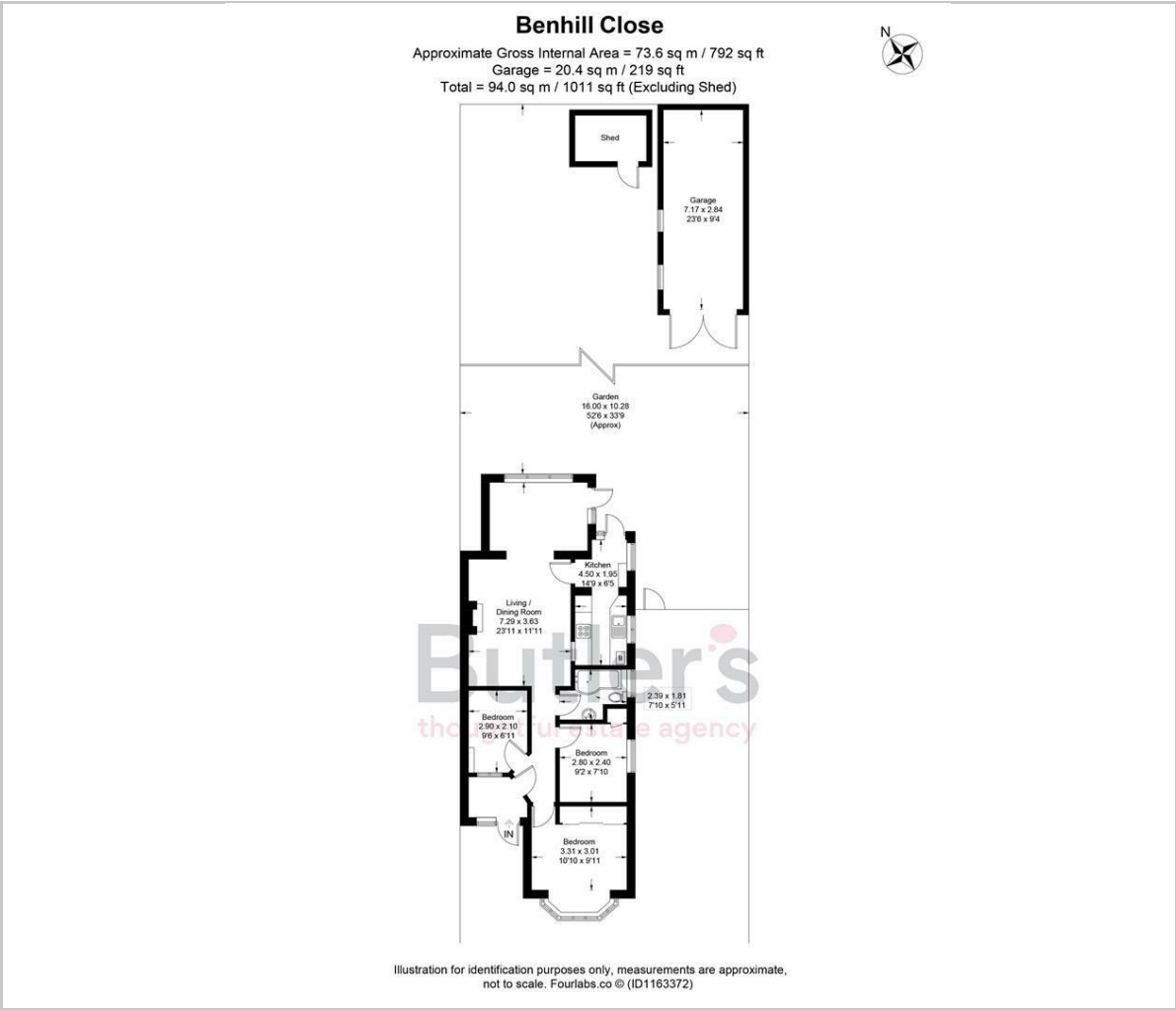
Garage

23'6 x 9'4 (7.16m x 2.84m)

Rear Garden



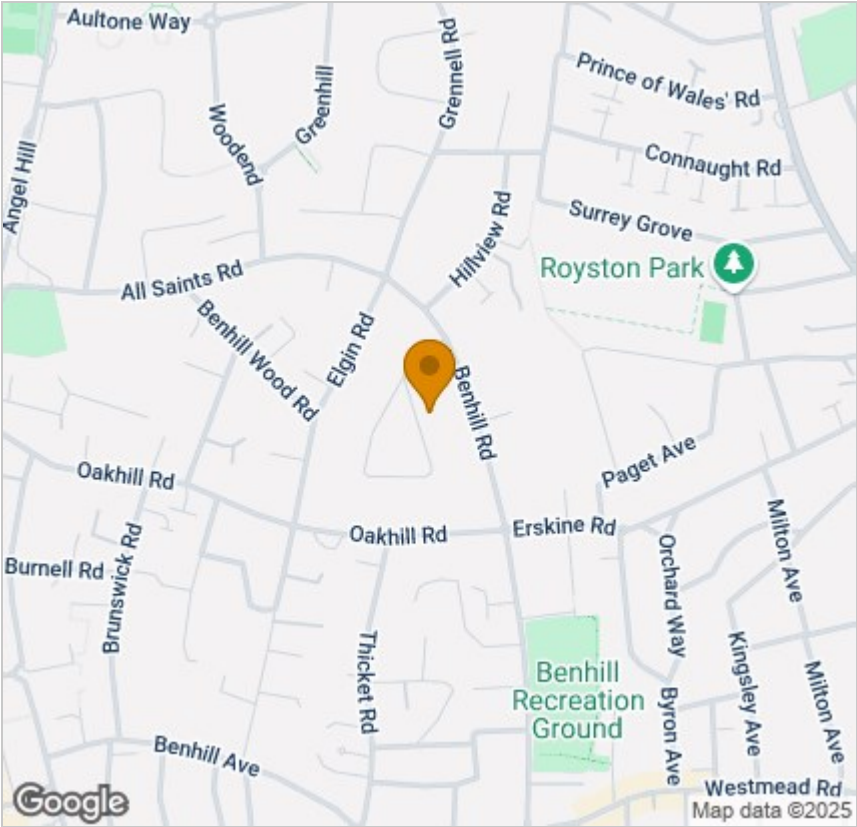
Floor Plan



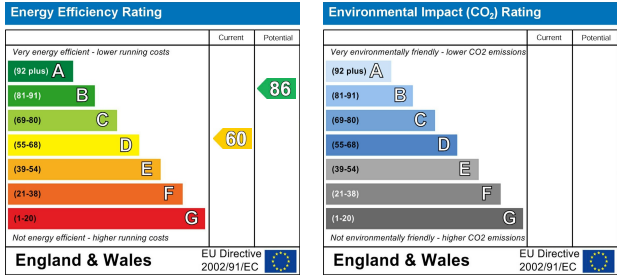
Viewing

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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