



Benfleet Close  
Sutton, SM1 3SD

Guide price £650,000

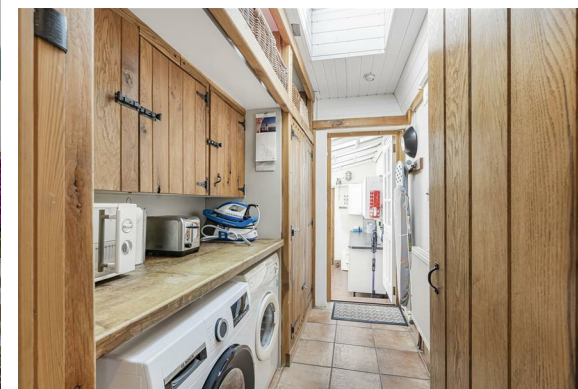




## Benfleet Close

Sutton, SM1 3SD

Being a true one of a kind, this extended semi-detached bungalow will truly impress. Nestled in an immensely desirable and quiet cul-de-sac location, Benfleet Close is marvelous property that offers extremely versatile accommodation. What also makes this house so special is the abundance of features and charm that still run throughout, with scope still to modify and change to your own personal taste. Situated on an generous 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 if need be. 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 a lovely living room that overlooks your garden, perfect for entertaining friends and family. The bespoke kitchen/diner is the real heart of the home, benefiting from lots of workspace to prepare your meals and also gives access to TWO utility rooms and a garage. Three generously sized double bedrooms are split over 2 floors and are wonderful places to catch up on a great night's sleep. There is also a range of fitted wardrobes to the ground floor bedroom, flanking a large bathroom with seprate bath and shower. 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 driveway to the front providing ample off-street parking, with a stunning rear garden that also boasts an outbuilding that could be used for a variety of reasons. You'll be spoilt for get-togethers with family, whilst the kids can go off and enjoy themselves.







## GROUND FLOOR

Porch

Hallway

Living Room  
13'5 x 12'6 (4.09m x 3.81m)

Dining Room  
9'10 x 8'7 (3.00m x 2.62m)

Kitchen  
16'7 x 15'10 (5.05m x 4.83m)

Utility 1  
8'10 x 5'7 (2.69m x 1.70m)

Utility 2  
11'7 x 8'4 (3.53m x 2.54m)

Bedroom  
14'7 x 9'6 maximum (4.45m x 2.90m maximum)

Bedroom  
13'3 x 9'9 (4.04m x 2.97m)

Bathroom  
10'4 x 6'6 (3.15m x 1.98m)

## FIRST FLOOR

Landing

Bedroom  
17'8 x 15'1 maximum (5.38m x 4.60m maximum)

## OUTSIDE

Front Driveway

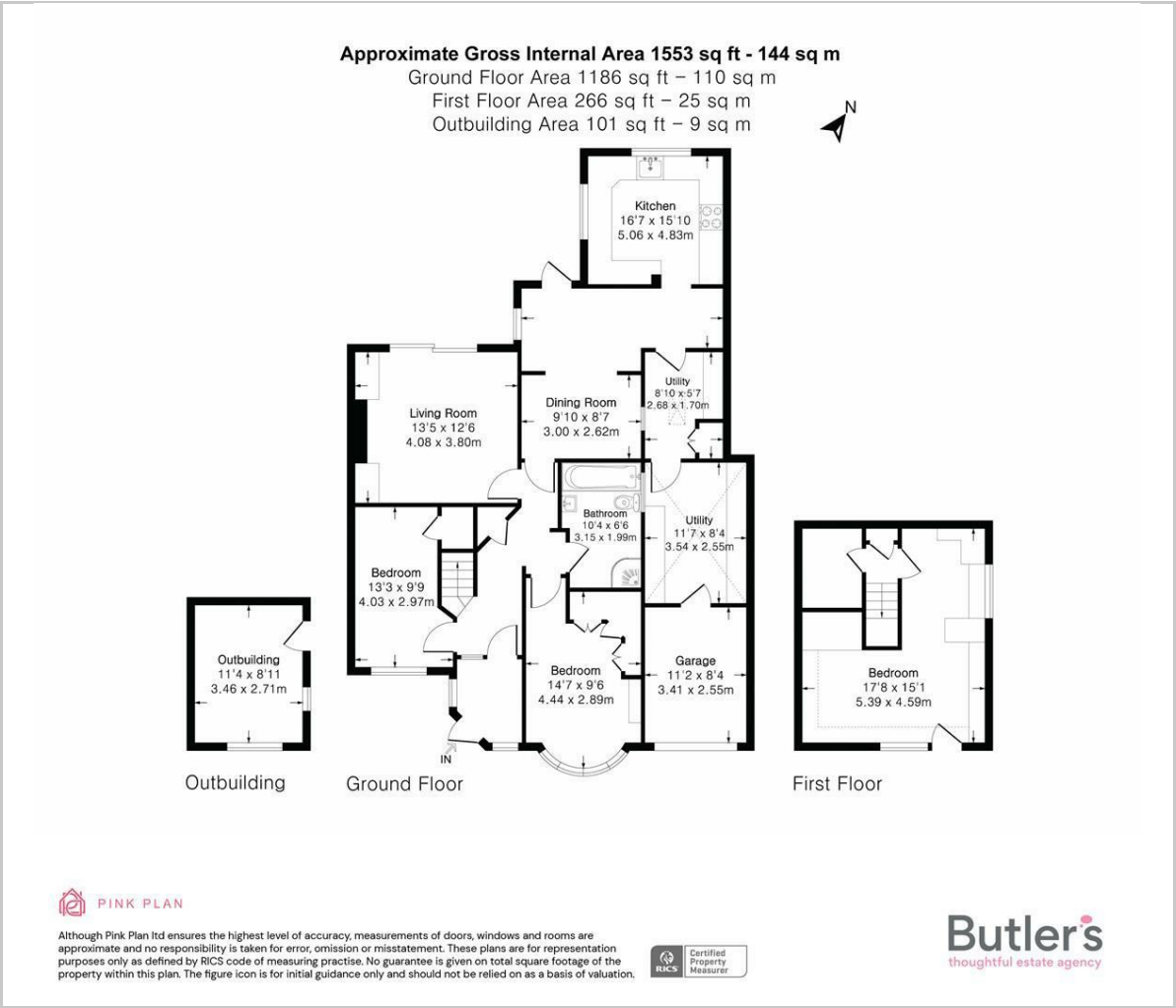
Rear Garden

Outbuilding  
11'4 x 8'11 (3.45m x 2.72m)





Floor Plan

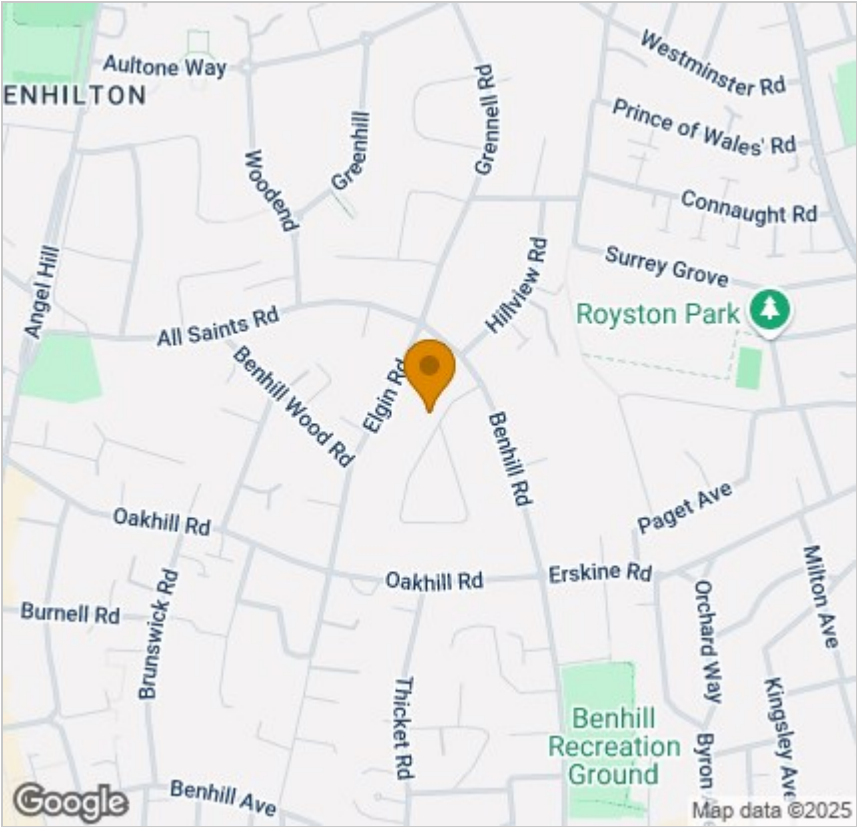


Viewing

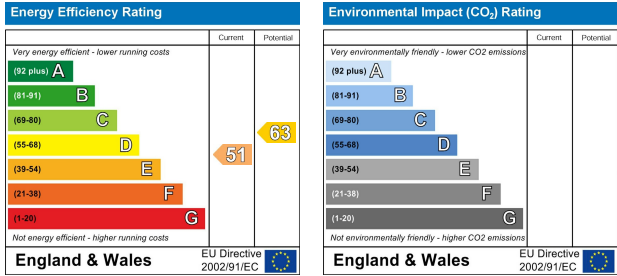
Please contact our Butler's Sales Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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