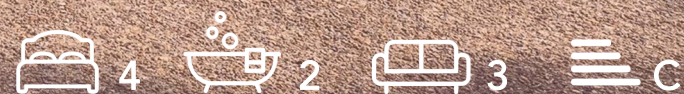




Benfleet Close
Sutton, SM1 3SD

Guide price £780,000



Benfleet Close

Sutton, SM1 3SD

GUIDE PRICE £780,000 - £800,000 Set in a desirable, peaceful cul-de-sac location this 4 double bedroom, 3 reception room semi-detached house has gas central heating, double glazing and is neutrally decorated throughout. As well as the light and airy reception rooms, it has the benefit of a recently refitted spacious kitchen with an adjacent utility room. On the first floor, the 4 double bedrooms will truly impress with their size and the master bedroom opens onto what could be an amazing private rooftop terrace. Both the master and second bedroom offer exceptional built in wardrobes. Outside, you'll find a mature rear garden tapering to 60' with a lawn and two patio areas, whilst to the front there is a lawn, substantial garage and large driveway providing ample parking. Benfleet Close is a highly sought after cul-de-sac location close to incredible schools, local shops and parks. It also has excellent transport links within walking distance. Early viewing of this fantastic family home is highly recommended.

GROUND FLOOR

Hallway

Living Room

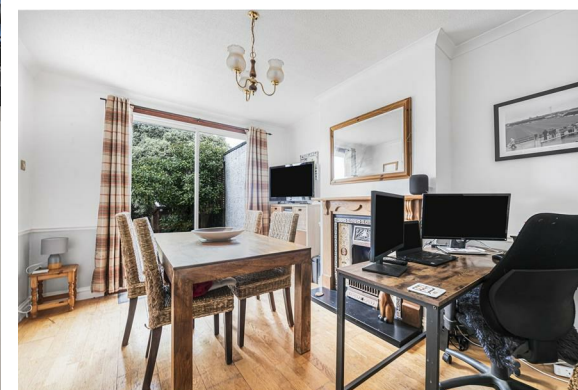
13'7 x 11'10 (4.14m x 3.61m)

Dining Room

13'10 x 10'6 (4.22m x 3.20m)

Family Room

14'3 x 10'6 (4.34m x 3.20m)





Kitchen
13'7 x 13'5 (4.14m x 4.09m)

Utility Room
8' x 7'1 (2.44m x 2.16m)

Bathroom
5'11 x 5'11 (1.80m x 1.80m)

FIRST FLOOR

Landing

Bedroom
19'8 x 17'9 (5.99m x 5.41m)

Bedroom
19'8 x 8'7 maximum (5.99m x 2.62m maximum)

Bedroom
13'11 x 10'6 (4.24m x 3.20m)

Bedroom
13'11 x 10'6 (4.24m x 3.20m)

Bathroom
5'3 x 5'2 (1.60m x 1.57m)

OUTSIDE

Double Garage
23' x 21'8 maximum (7.01m x 6.60m maximum)

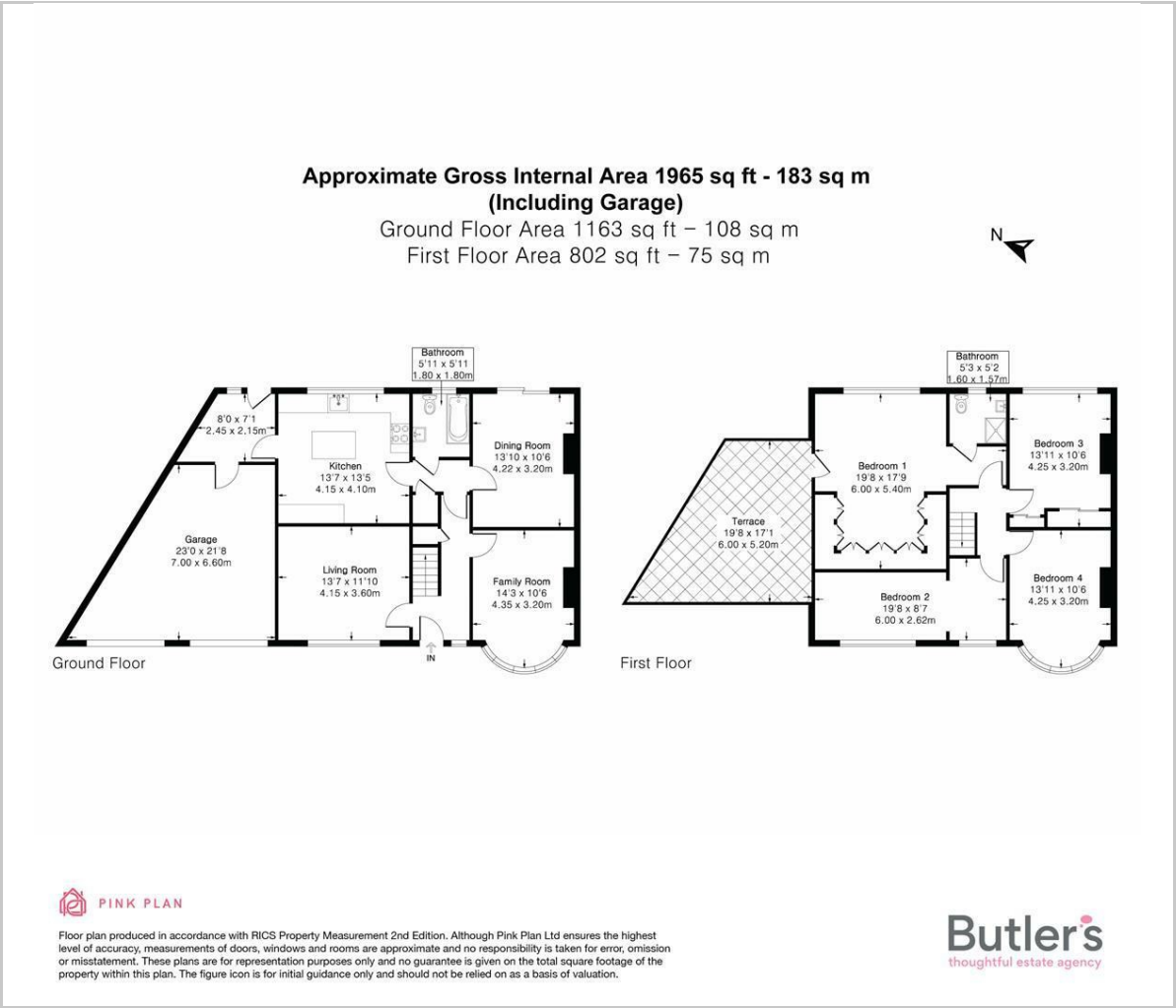
Rear Garden

Large Driveway

Front Garden



Floor Plan

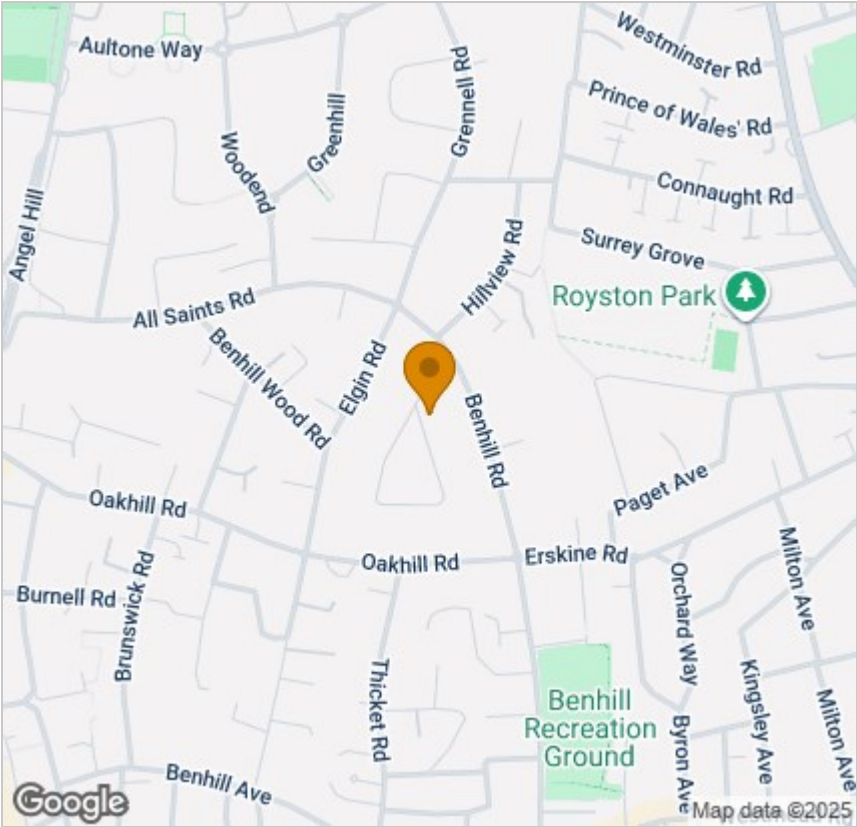


Viewing

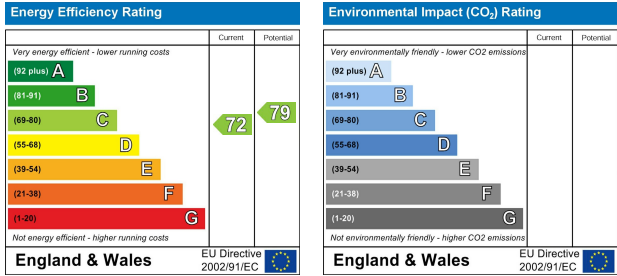
Please contact our Butler's Sales Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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