

# Butler's

thoughtful estate agency



Benfleet Close  
Sutton, SM1 3SD

Guide price £800,000



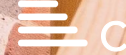
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# Benfleet Close

Sutton, SM1 3SD

GUIDE PRICE £800,000 - £825,000 Being what is believed to be the largest house on the road, this handsome semi-detached chalet bungalow will truly impress. Nestled in an immensely desirable location, 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 run throughout, with the current owner having gone to great lengths to modernise, yet retain the character of their home.

Situated on what is arguably the most coveted spot in this leafy close, 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 this gorgeous property has the benefit of a beautiful kitchen/breakfast room overlooking your garden, with the benefit of a separate utility room.

The ground floor reception space is also stunning, being the large family/multipurpose room, that is great to snuggle down with a good book or catch up on some TV with loved ones. Five generously sized bedrooms are wonderful places to catch up on a great night's sleep, and are set over 2 floors, with some easily being able to be used as receptions if needed. The top two double bedrooms both have the benefit of an en-suite each, with a family bathroom serving the ground floor. Every room has something different and unique to offer and will be well suited to a growing family or downsizer.

Outside, this beautiful house has been recently landscaped with a driveway flanking a garden that provides ample off-street parking, with garden to the rear that is perfect for entertaining. You'll be spoilt for get-togethers with friends, whilst the kids go off and play on the lawn.

## GROUND FLOOR

Hallway

Living Room

21'11" x 13'1" (6.68m x 3.99m)

Kitchen/Diner

18'7" x 9'1" (5.66m x 2.77m)

Utility Room

Bedroom

13'6" x 13'5" maximum (4.11m x 4.09m maximum)

Bedroom

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

Bedroom

11'6" x 8'11" (3.51m x 2.72m)







## FIRST FLOOR

Landing

Bedroom  
16'5 x 12'5 (5.00m x 3.78m)

En-Suite  
6'7 x 4'5 (2.01m x 1.35m)

Bedroom  
13'7 x 13'2 (4.14m x 4.01m)

En-Suite  
5'9 x 4'4 (1.75m x 1.32m)

## OUTSIDE

Detached Garage

Front Garden

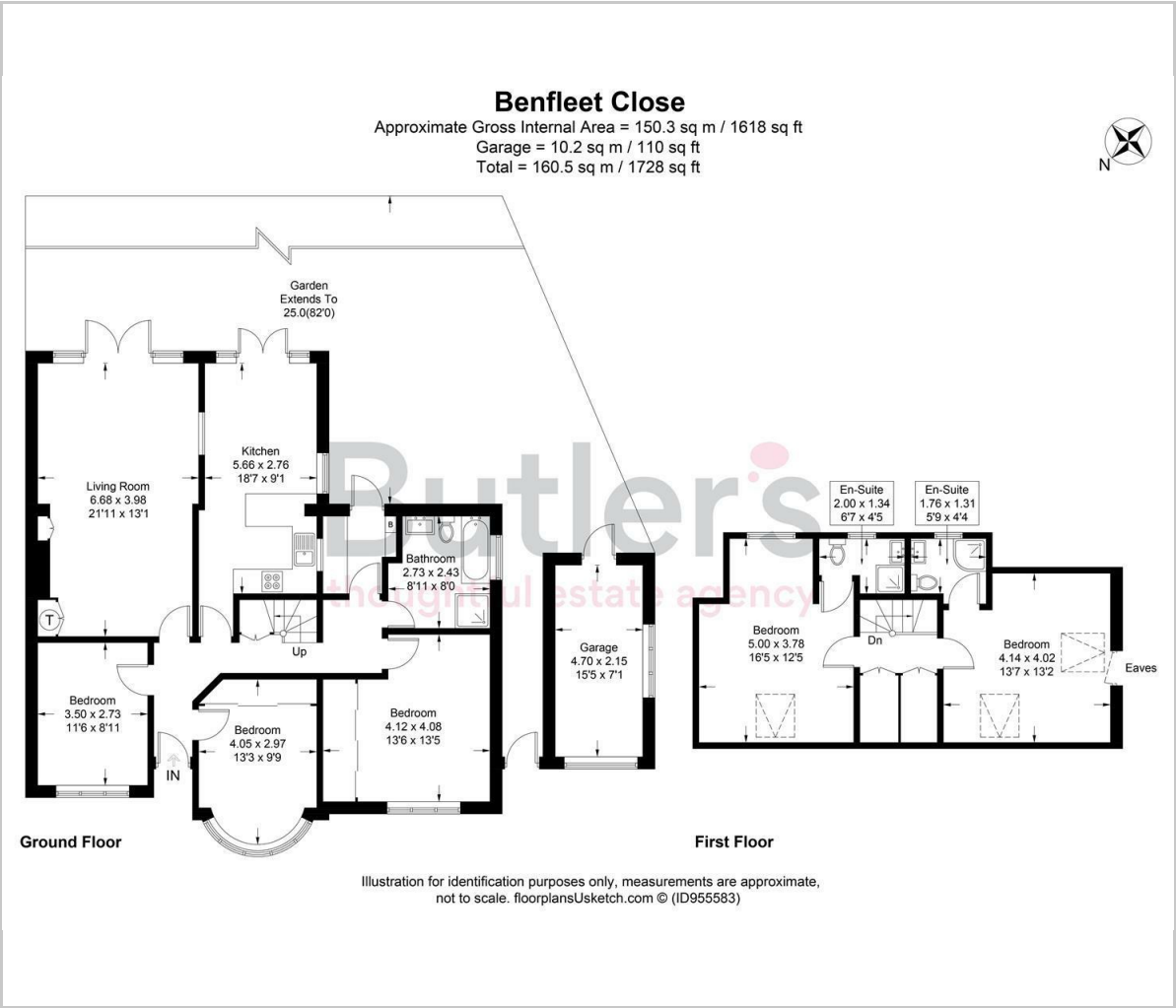
Driveway

Rear Garden





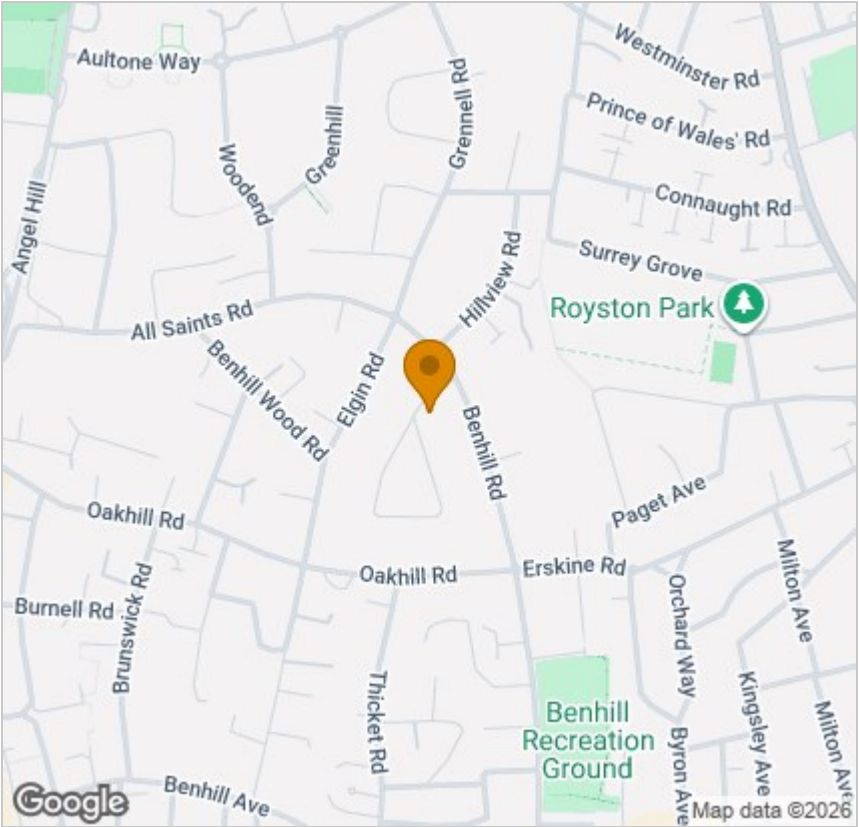
Floor Plan



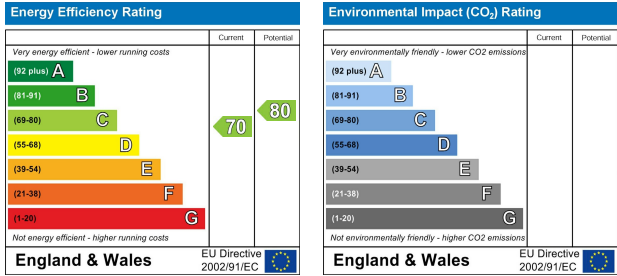
Viewing

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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