

Butler's
thoughtful estate agency



Benhill Avenue
Sutton, SM1 4DJ

Guide price £575,000

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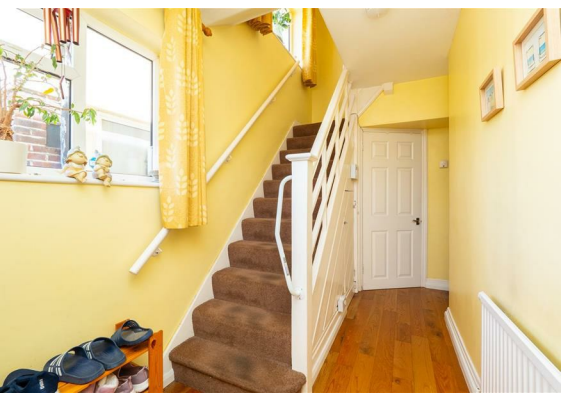
GUIDE PRICE £575,000 - £600,000 Having been extended into the loft and to the rear, this wonderful home has so much to offer, both inside and out. Location wise, this conveniently located road is just a short walk into Sutton High Street, with you having outstanding schooling on your doorstep. Sutton Mainline & West Sutton stations are also close by, providing quick links into the City - you'll be from your sofa to London in well under an hour!

Despite all of this, sitting in your lovely low maintenance garden, you'd be forgiven for thinking you were in the middle of nowhere - a tranquil space for you to enjoy a good book, catch some rays or have friends over. Inside your home, you can't fail to appreciate how well the current sellers maintained the house, having updated and remodeled the property during their tenure, meaning you can just pack your bags and move straight in. Upstairs, you'll be spoilt for choice with four bedrooms for maximum convenience, whilst on the ground floor there is a huge amount of versatility, so be prepared to be impressed. There is a a fabulous, light and airy lounge with a gorgeous bay, overlooking your front driveway.

Get together and dinner parties will impress in the wonderful open plan dining room that offers a truly social element to everyday living, something you've probably been dreaming of for some time now! If we're on the money with the latter, the fantastic, well appointed kitchen means you can cook up a storm in what is a truly well thought out and designed place for you to enhance your culinary skills, with even you having the benefit of having a dedicated study for when you work from home and separate cloak/shower room, so all of the family and guests are well catered for.

Finishing off this lovely house is parking on the extremely large, aforementioned driveway, with the added bonus of a detached garage to the rear, accessed via a service road to the rear.





GROUND FLOOR

Hallway

Living Room

13'11" x 10'8" (4.24m x 3.25m)

Dining Room

11'10" x 9'11" (3.61m x 3.02m)

Kitchen

12'2" x 10' (3.71m x 3.05m)

Study

Cloakroom

FIRST FLOOR

Landing

Bedroom

14'1" x 9'10" (4.29m x 3.00m)

Bedroom

9'10" x 9'3" (3.00m x 2.82m)

Bedroom

8' x 6'6" (2.44m x 1.98m)

Bathroom

7'9" x 6'5" (2.36m x 1.96m)

SECOND FLOOR

Bedroom

18' x 12'3" (5.49m x 3.73m)

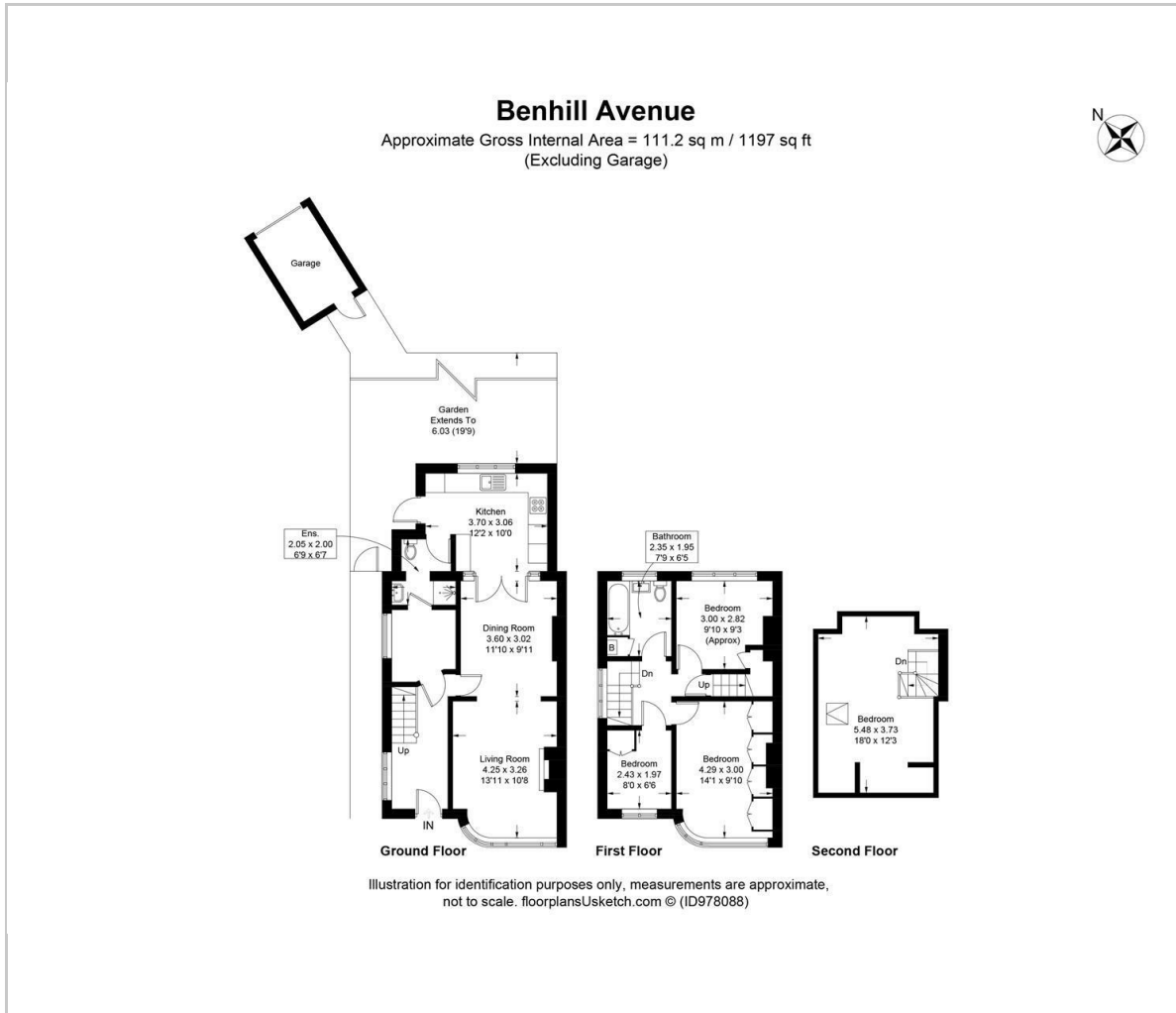
OUTSIDE

Large Driveway

Rear Garden

Garage

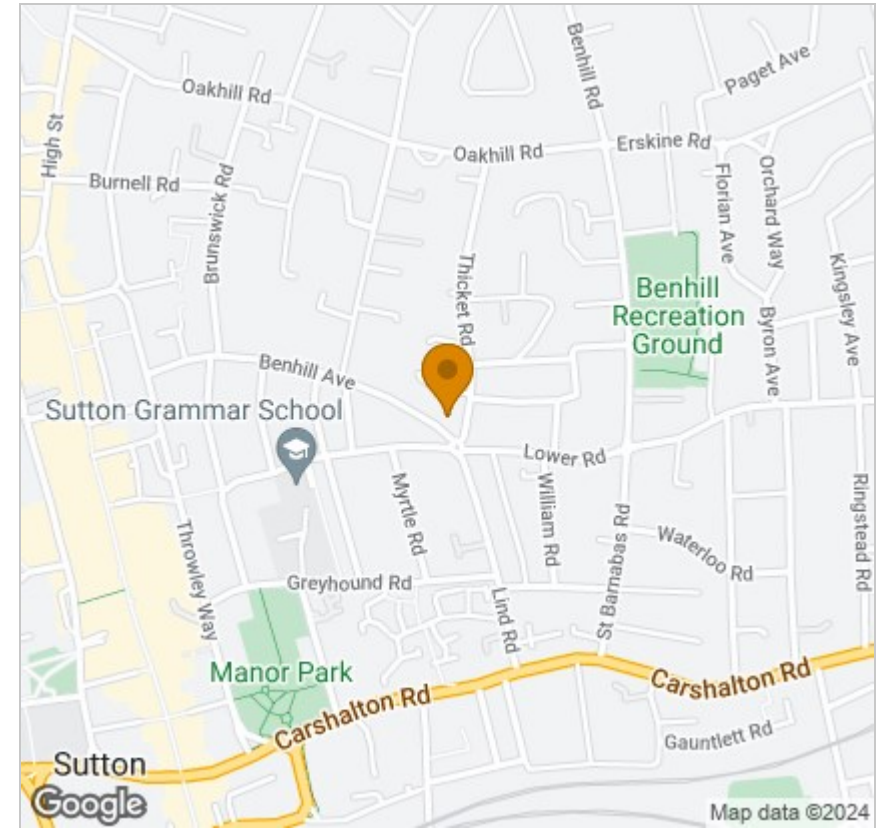
Floor Plan



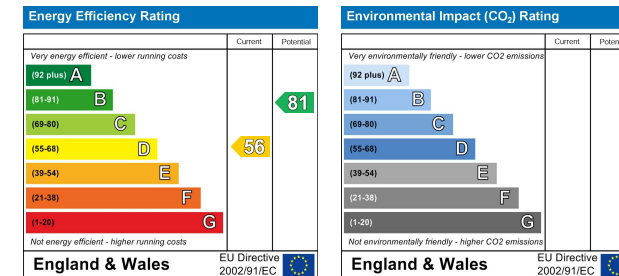
Viewing

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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