



56 Benhill Avenue, Sutton, SM1 4DW

Guide price £600,000



**WH WATSON HOMES**  
Estate Agents



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Watson Homes are delighted to offer this attractive and spacious three bedroom semi-detached family home with pretty South-facing rear garden. The property benefits from a modern bathroom, second WC, three good size bedrooms, and no onward chain. High quality "Veka" UPVC double glazed windows are fitted throughout.

A particular feature is the detached double garage, accessed via the property’s rear driveway. This versatile space benefits from power and lighting and could be used for DIY or as a gym, as well as for accommodating vehicles.

Situated near to 'Manor Park Primary' and 'Sutton Grammar' as well as a number of other grammar schools within easy reach, this home is perfect for families seeking quality education for their children. With beautiful local parks in the vicinity, abundant local amenities, the High Street, Sutton rail station and many bus routes just a stone's throw away, convenience is at your doorstep.

Accommodation

Sheltered entrance

Quarry tiled step

Obscure part glazed solid oak wooden front door to..

Spacious entrance to

Obscure UPVC double glazed leaded light window to front aspect, coved ceiling, single panel radiator, under stairs storage cupboard, safe for valuables.

Lounge

UPVC double glazed leaded light bay window to front aspect, single panel radiator, feature fireplace with solid surround, wall lights

Dining room

UPVC double glazed sliding doors to rear aspect, open fireplace, single panel radiator, serving hatch.

Kitchen

Range of "Eggersmann" bespoke fitted wooden wall units with matching cupboards and drawers below, roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, inlaid four ring gas hob with pullout extractor fan above, integrated oven/grill, space and plumbing for washing machine and dishwasher, wood effect flooring, UPVC double glazed windows to rear aspect and door to side.

Stairs to 1st floor landing

Obscure UPVC double glazed leaded light window to side aspect, loft access, picture rail, large walk in airing/storage cupboard with removable shelving unit, housing "Vaillant" combination boiler.

Bedroom one

UPVC double glazed leaded light bay window to front aspect, double panel radiator, coved ceiling.

Bedroom two

UPVC double glazed window to rear aspect, double panel radiator, coved ceiling.

Bedroom three

UPVC double glazed leaded light window to front aspect, single panel radiator.

Bathroom

Luxury "Porcelanosa" tiled suite consisting of large cubicle with "Grohe" chrome thermostatic shower and sliding screen, wash hand basin with "Grohe" chrome mixer tap and vanity unit, mirrored wall cabinet, low level pushbutton flush WC, heated stainless steel towel rail, wood effect flooring, "Icon" extractor fan with timer, obscure UPVC double glazed window to rear aspect.

Separate WC

Consisting of low level pushbutton flush WC, pedestal wash hand basin with "Grohe" chrome mixer tap, stainless steel towel rail, wood effect flooring, part tiled walls with feature mosiacs, obscure UPVC double glazed window to side aspect.

Rear garden (South facing)

Prime south-facing aspect, bathed in sunlight during the day. An enjoyable and inviting space for gardeners, outdoor activities, or for relaxing outside with a barbecue during the warmer months. Paved patio area with footpath leading to rear, mainly laid to lawn with flowerbeds and shrubs bordering, sheltered work / storage shed with power sockets, lighting & lockable access door to rear driveway, fence- enclosed with gated side access, outside tap.

Detached double garage

Accessible via driveway to the rear of property. Steel pitched roof. Generous and versatile space with capacity for cars & motorcycles. Internal & external lighting. Several power sockets to support power tools & appliances, facilitating gardening, projects, vehicle maintenance and more. Integral consumer unit. Up/over door to rear driveway. Additional lockable door to garden.

Front garden

Well kept lawn area with flowerbeds at side and footpath to front, brick wall border with gated access.











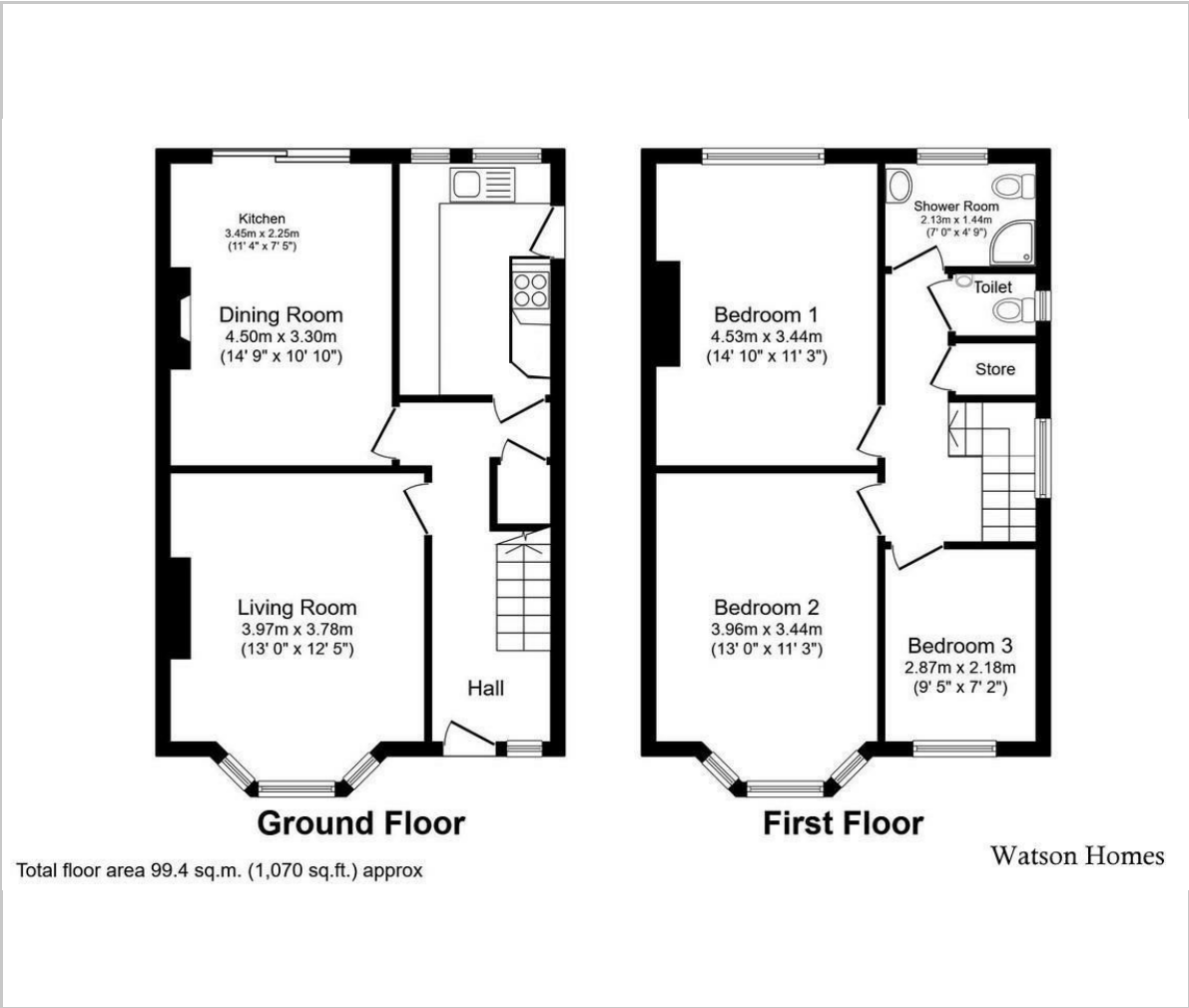








Floor Plan

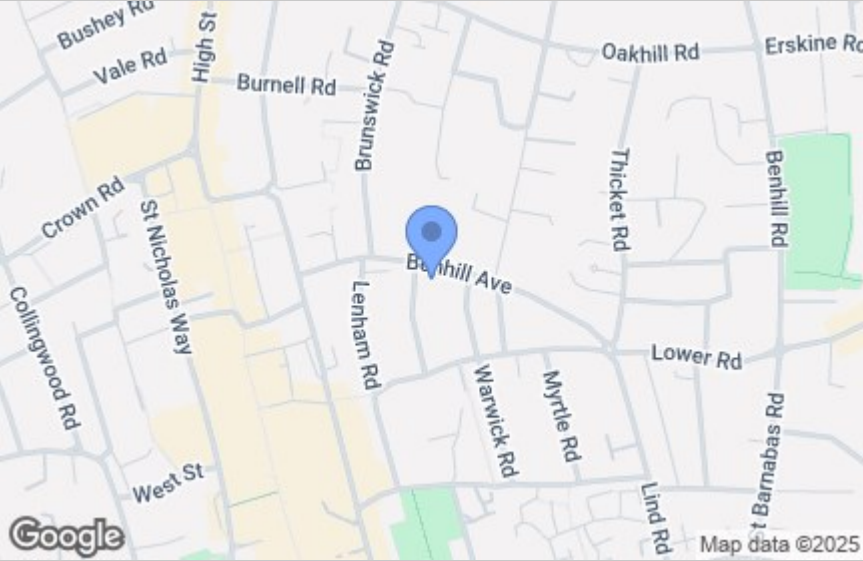


Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

