



PAUL GRAHAM



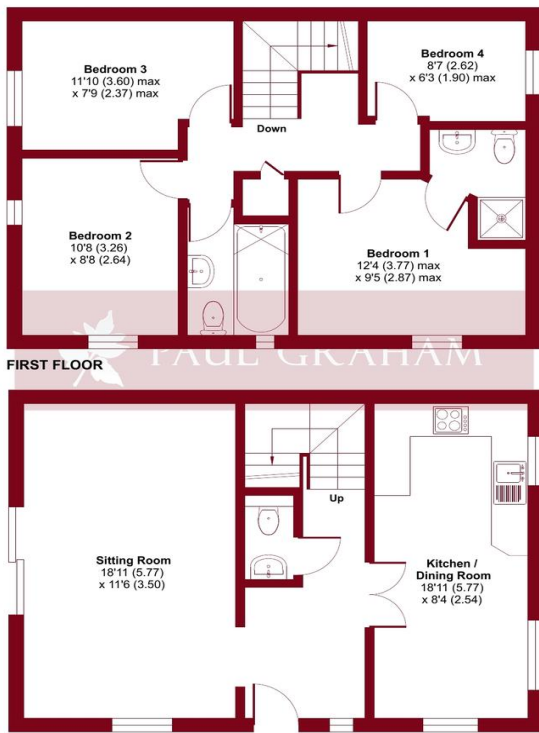
122 Benhill Avenue, Sutton, SM1 4DL | **Guide Price £600,000 Freehold**

This modern end-of-terrace four-bedroom family home offers spacious and versatile living ideal for growing families. The ground floor boasts a bright open-plan layout with defined living and dining areas, a sleek contemporary kitchen, and a convenient downstairs WC. With parking for multiple vehicles and a neatly presented rear garden, the home delivers both practicality and style. Upstairs, you'll find four well-proportioned bedrooms and two modern bathrooms, providing comfort and flexibility for family life. Finished to a high standard throughout, this home is move-in ready and perfectly suited to those looking for modern convenience with generous space.



Benhill Avenue, Sutton, SM1

Approximate Area = 1036 sq ft / 96.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchcom 2025. Produced for Paul Graham. REF: 1285499

ENTRANCE HALL

SITTING ROOM 18' 11" x 11' 6" (5.77m x 3.51m)

KITCHEN/DINING ROOM 18' 11" x 8' 4" (5.77m x 2.54m)

WC

GARDEN

LANDING

BEDROOM 1 12' 4" x 9' 5" (3.76m x 2.87m)

ENSUITE

BEDROOM 2 10' 8" x 8' 8" (3.25m x 2.64m)

BEDROOM 3 11' 10" x 7' 9" (3.61m x 2.36m)

BEDROOM 4 8' 7" x 6' 3" (2.62m x 1.91m)

BATHROOM

OFF ROAD PARKING

SIDE GARDEN



IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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