



181 Benhill Road, Sutton, SM1 3SB



Offers in excess of
£550,000

WH WATSON HOMES
Estate Agents

181 Benhill Road

Sutton, SM1 3SB

Watson Homes Estate Agents are delighted to present this charming three-bedroom semi-detached family home, offering a perfect blend of modern living and future potential.

The property features a bright and spacious open-plan layout, complemented by a conservatory that provides additional living space and views of the garden. With two well-appointed bathrooms and ample off-street parking, this home is ideally suited for growing families.

Occupying a generous wide plot, the property offers excellent scope for further development (subject to planning permission). The current owners have already secured planning approval for an impressive wrap-around extension, presenting a fantastic opportunity to significantly enhance both space and value.

Situated in a highly sought-after residential area, the home benefits from close proximity to local amenities, green open spaces, and excellent transport links. Families will particularly appreciate the nearby reputable schools, including Greenshaw High School, making this an ideal location for those with children.

Accommodation

Double glazed composite door to..
Entrance porch
Tiled flooring, obscure glazed Georgian style front door to..

Open plan lounge/diner/family room
Double glazed window to front aspect, cupboard housing combination boiler, covered radiator, media wall and storage cupboards, wood effect flooring.

Conservatory
UPVC double glazed windows to side and rear aspects and double doors leading to garden, fitted bar area.

Kitchen
Range of fitted wall units with matching cupboards and drawers below, solid worktops with inlaid stainless steel sink and chrome mixer tap, inlaid gas hob, space and plumbing for dishwasher and washing machine, integrated oven/grill, space for tall standing fridge/freezer, wood laminate flooring, UPVC double glazed window to rear aspect and door leading to carport.

Main bedroom
UPVC double glazed bay window to front aspect, double panel radiator.

Downstairs bathroom





Comprising panel enclosed bath with chrome mixer tap and thermostatic shower, wash hand basin with chrome mixer tap and storage cupboards below, low-level push button flush WC, part tiled walls, obscure double glazed window to side aspect.

Stairs to 1st floor

Bedroom two

UPVC double glazed windows and doors to rear aspect with Juliet balcony, modern radiator.

Bedroom three

Two Velux windows to front aspect, double panel radiator, eaves storage.



Shower room

Luxury modern suite consisting of tiled walk in cubicle with thermostatic shower and hand attachment, wash hand basin with mixer tap, low-level push button flush WC, tiled flooring, tiled walls, extractor fan, heated towel rail, obscure UPVC double glazed window to rear aspect.

Rear garden (Westerly aspect)

Hardstanding resin seating area with lawn sections, scattered stones at side and flower bed, gated side access, fence enclosed, plumbed in hot tub.



Carport

Sheltered roof with power and light, double wooden doors at front.

Front

Paved driveway providing off street parking.

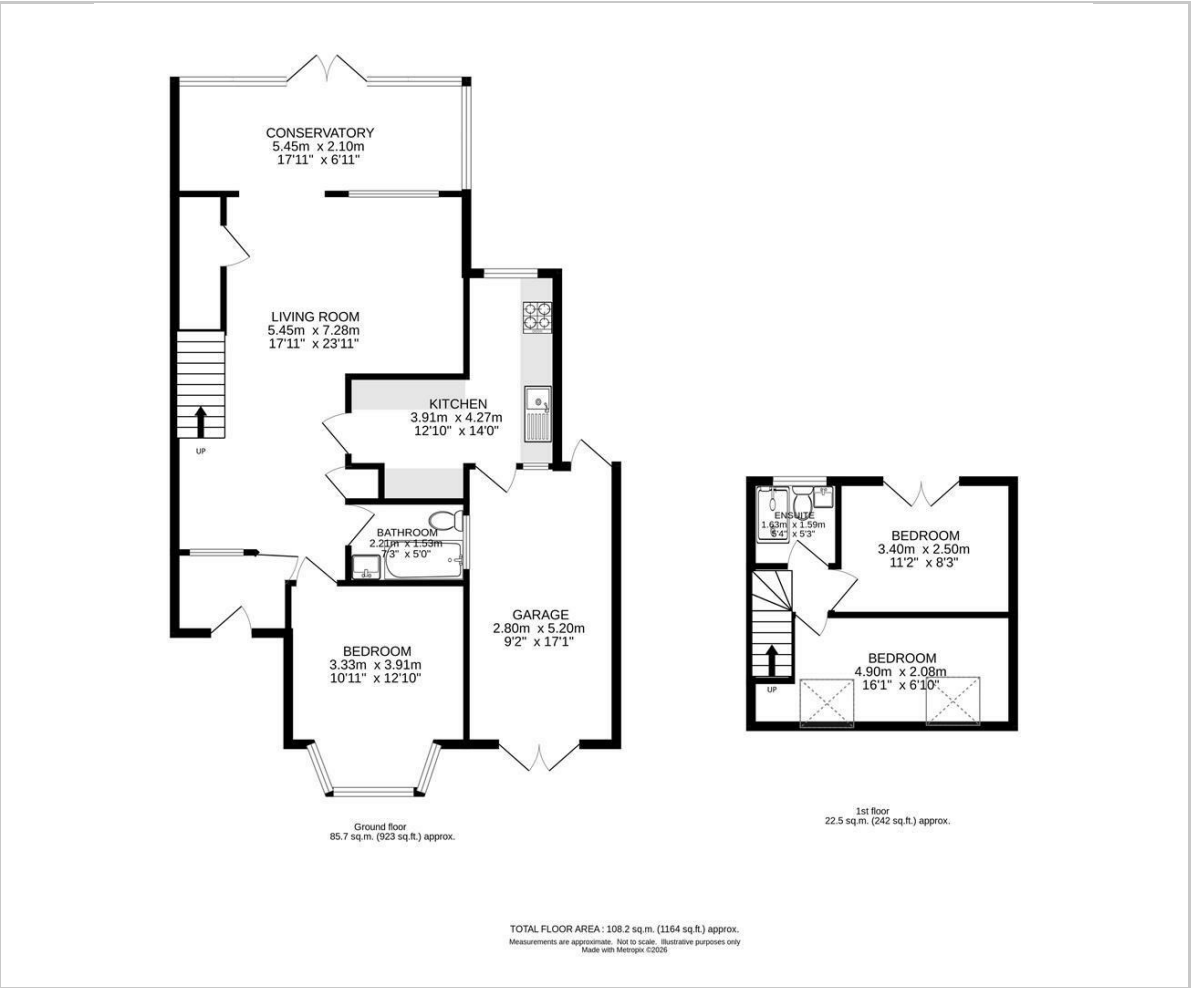
**** PLANNING PERMISSION GRANTED FOR A SIDE EXTENSION UNDER REFERENCE DM2021/02119 ****

BUYER'S INFORMATION

Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete.



Floor Plan

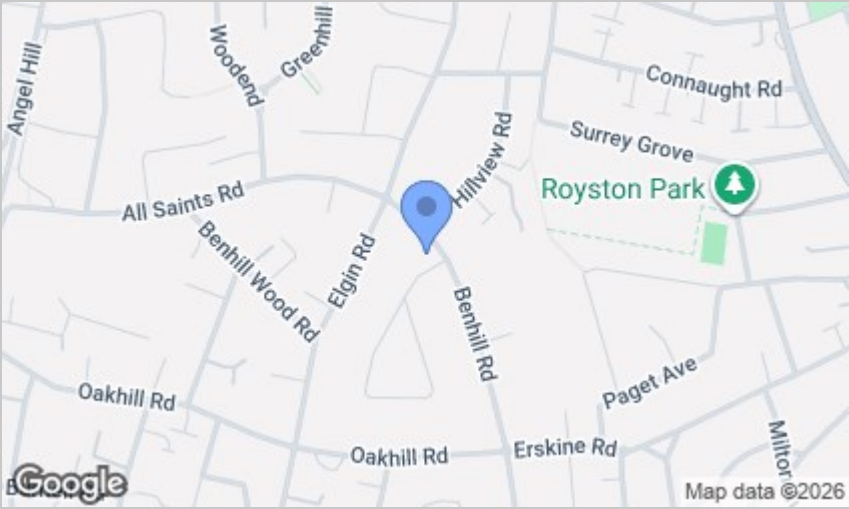


Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

