



Benfleet Close
Sutton, SM1 3SD

Guide price £550,000



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Offered with no onward chain, this semi-detached bungalow will truly impress. Nestled in an immensely desirable location, Benfleet Close is a one-off home that offers adaptable accommodation, yet having the potential to update and extended to your own specific needs, subject to the relevant consents.

What also makes this house so special is the abundance of features and unique touches that run throughout, with the current owner having gone to great lengths keep their home in good condition.

Situated on what is a great spot in this quiet & leafy close, as you are in such a central position, you'll be near to fantastic local amenities and transport links, with access to fantastic schooling and health care close by.

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 excellent property has the benefit of a refitted modern kitchen, that also gives access to the large car port with a utility space and garage behind.

The ground floor reception spaces are also wonderful, with a large living room that is great to snuggle down with a good book or catch up on some TV with loved ones, which runs adjacent to the garden room which could be used for a multitude of reasons, such as a formal dining area. Two generously sized double bedrooms are wonderful places to catch up on a great night's sleep, with the room once being two rooms.

The family shower room sits in the middle of the property serving the house, with every room having something different and unique to offer and will be well suited to a downsizer or even growing family due to extension potential.

Outside, there is a driveway to the front leading to 37' car port 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
13'9 x 12'5 (4.19m x 3.78m)

Garden Room
16'9 x 8'3 (5.11m x 2.51m)

Kitchen
9'10 x 9' (3.00m x 2.74m)

Bedroom
19'3 x 9'10 (5.87m x 3.00m)

Bedroom
13'8 x 8'3 maximum (4.17m x 2.51m maximum)

Bathroom
6'5 x 5'11 (1.96m x 1.80m)

OUTSIDE

Driveway

Car Port
37'9 x 8'5 (11.51m x 2.57m)

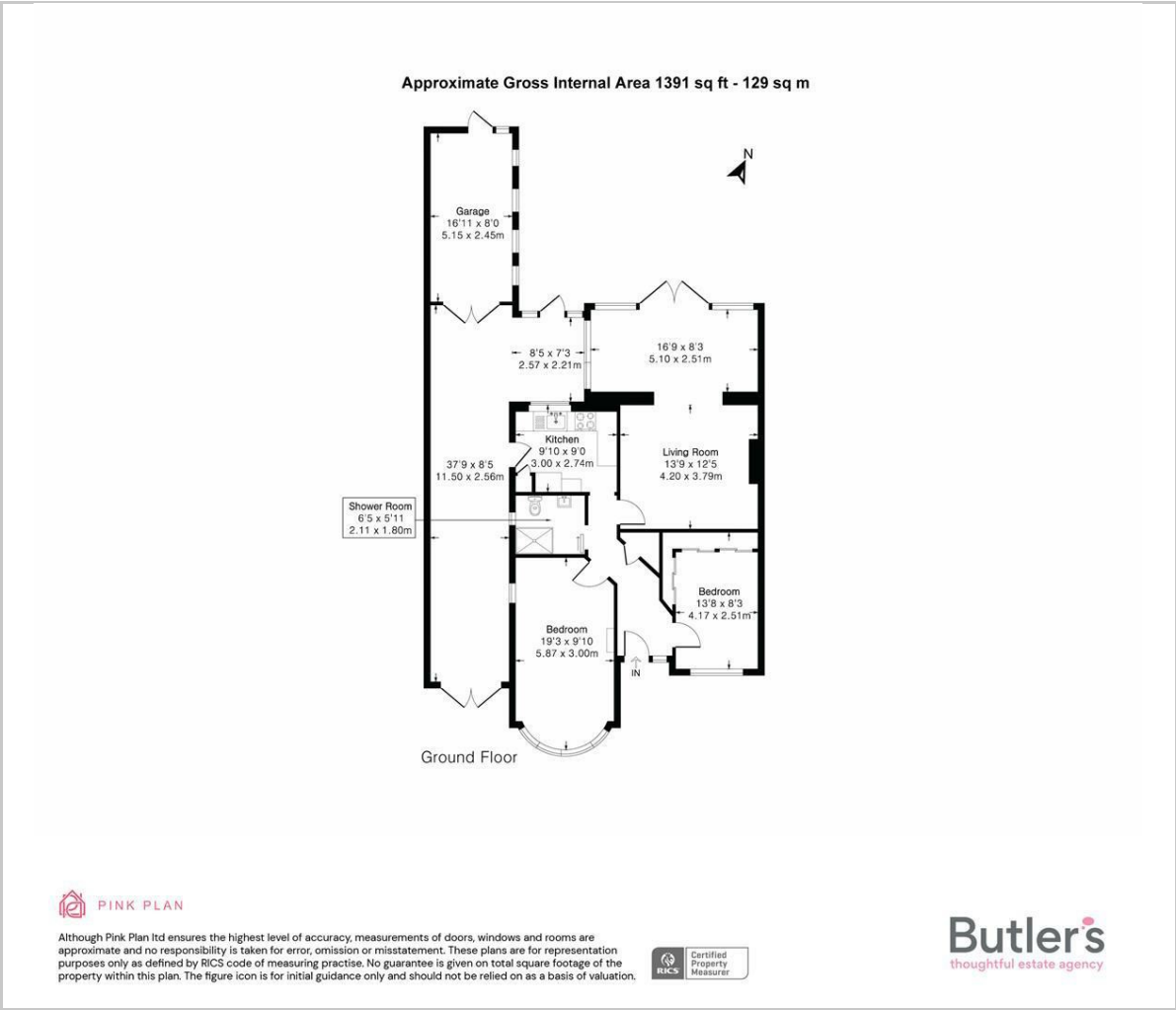
Utility Area
8'5 x 7'3 (2.57m x 2.21m)

Garage

Rear Garden



Floor Plan

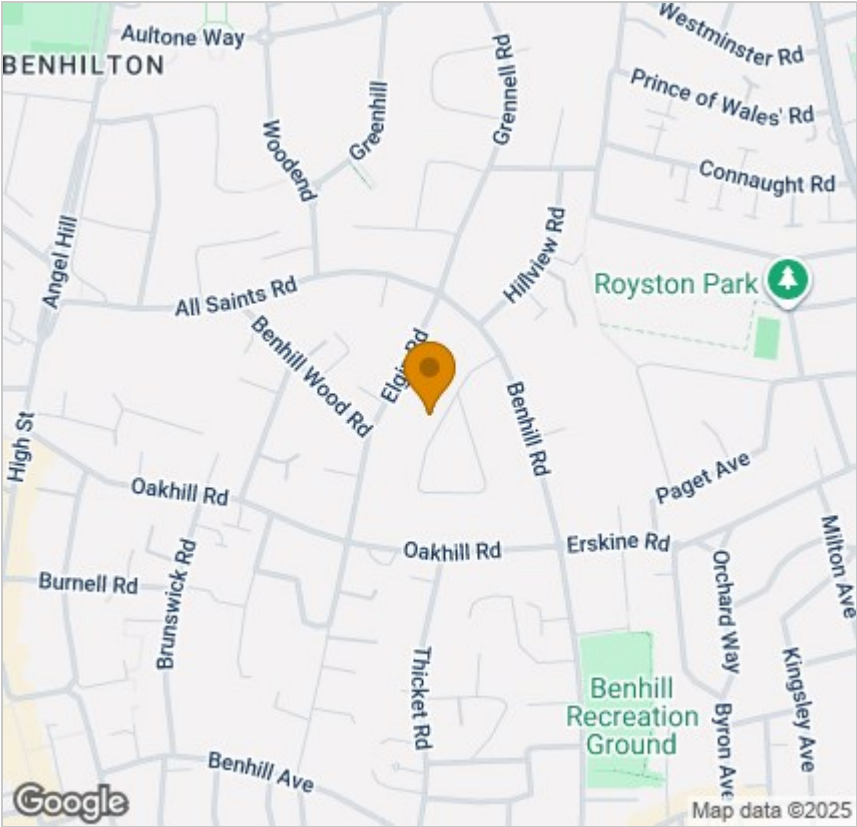


Viewing

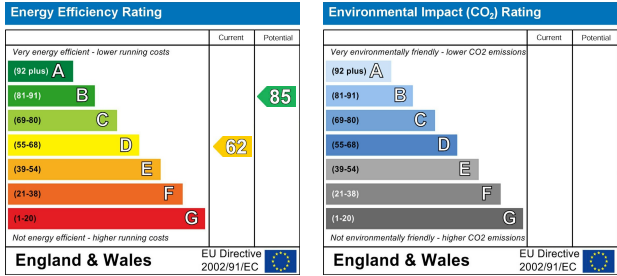
Please contact our Butler's Sales Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

18 Sutton Plaza, Sutton, Surrey, SM1 4FS
Tel: 020 39 170 160 Email: hello@butlershomes.co.uk butlershomes.co.uk

Area Map



Energy Efficiency Graph



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