

# Butler's

thoughtful estate agency



Benhill Road  
Sutton, SM1 3RR

Guide price £475,000



## Benhill Road

Sutton, SM1 3RR

GUIDE PRICE £475,000 - £500,000 Nestled in one of Sutton's most convenient roads, this handsome, refurbished period home has so much to offer, both inside and out. Firstly, we have to talk location. Benhill Road will surpass your expectations, as it's just a quick stroll into the high street, with you having outstanding schooling in close proximity. Buses and Sutton mainline/common stations providing quick links into the City, so it will be 'sofa to London' in well under an hour, amazing!

Despite all of this, sitting in your landscaped, westerly-facing rear garden, you'd be forgiven for thinking you were on holiday - a tranquil space for you to enjoy a good book, catch some rays or even have a few friends over.

Inside your home, you'll appreciate the abundance of period features and charm that still remain, with the house having been updated from top to bottom meaning you can just unpack your bags and start to enjoy living in this beautiful home straight away!

Work from home? We have great news for you. The layout of the ground floor offers a huge amount of versatility, with a beautiful lounge and separate dining room. You can keep productive in your own personal space to give you that work/life balance, snuggle up on the sofa with loved ones or even hold those dinner parties in the kitchen/diner you've been dreaming of for some time now. If we're on the money with the latter, the aforementioned, modern 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!

Upstairs, this house also doesn't let you down, as there are two double bedrooms, with both even having lots of space for your wardrobes. The bathroom is simply sensational, which has been sympathetically done and incredibly spacious. So, with the property boasting this many features, this really is a rare opportunity to own what is a truly exemplary and one-off home.





## GROUND FLOOR

Hallway

Dining Room  
12'3 x 9'10 (3.73m x 3.00m)

Living Room  
14'6 x 11'9 maximum (4.42m x 3.58m maximum)

Kitchen  
9'10 x 9'1 (3.00m x 2.77m)

## FIRST FLOOR

Landing

Bedroom  
14'1 x 11'8 maximum (4.29m x 3.56m maximum)

Bedroom  
12'4 x 9'10 maximum (3.76m x 3.00m maximum)

Bathroom  
9'3 x 8'11 (2.82m x 2.72m)

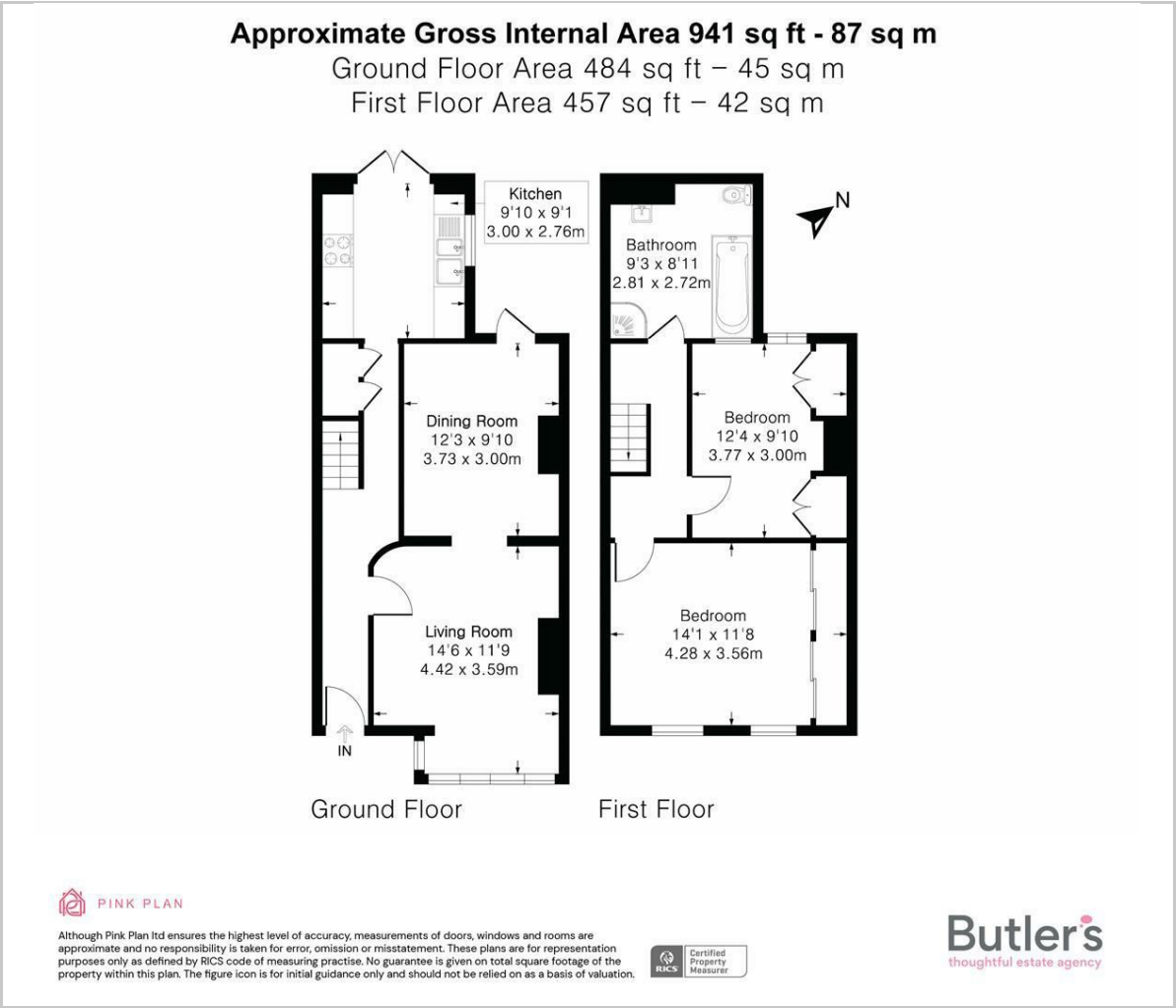
## OUTSIDE

Front Terrace

Rear Garden



Floor Plan

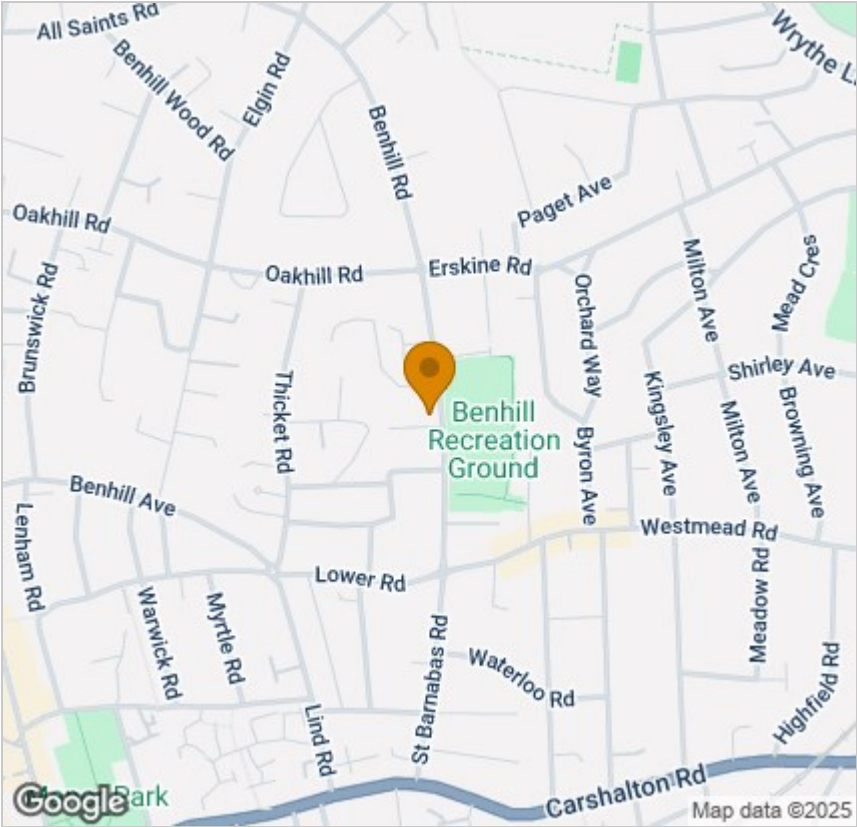


Viewing

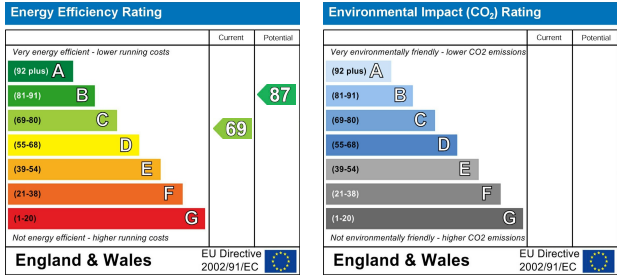
Please contact our Butler's Sales Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

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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