



Benfleet Close  
Sutton, SM1 3SD

Guide price £800,000



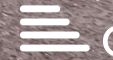
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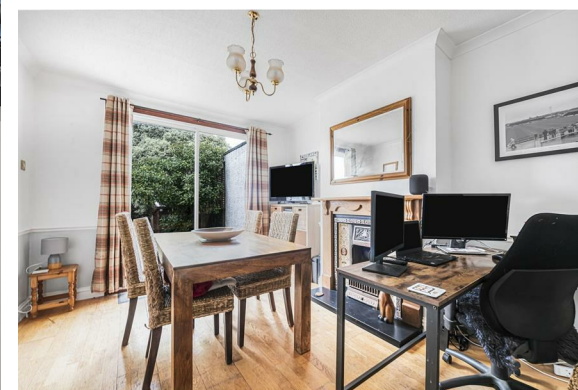
## Benfleet Close

Sutton, SM1 3SD

GUIDE PRICE £800,000 - £825,000  
Benfleet Close is a handsome, extended, 4 double bedroom, 3 reception room semi-detached house that is ideal for a growing family or multi-generational living. It has a light and airy feel, having been loved and updated by the current owners over the years. As the property has been extensively extended to the side, it offers all the space you could wish for if you love to entertain or need more space for your kids and/or work. There is also potential to convert the loft space to add additional rooms if desired, subject to planning permission. Location wise, it couldn't get any better. Set within a desirable, quiet cul-de-sac you have incredible schooling, transport links and amenities on your doorstep. Inside the house, there are three reception rooms for living, dining & family, offering a range of options. The real heart of the home is the recently refitted modern kitchen, that has an abundance of workspace to really cook up a storm in, especially with the central island. This room also boasts an adjacent utility area, which in turn gives access to the garage. On the first floor, the 4 double bedrooms will truly impress with their size, however the master bedroom is cavernous, with a huge amount of fitted wardrobes and access onto what could be an amazing private veranda. Both the ground floor and first floors have family bathrooms. Outside, you'll find a mature rear garden that will be great for every age range, with a large driveway to the front and substantial garage, providing ample parking. With all these benefits, we think that the new owners will be very lucky indeed!

### GROUND FLOOR

#### Hallway







Living Room  
13'7 x 11'10 (4.14m x 3.61m)

Dining Room  
13'10 x 10'6 (4.22m x 3.20m)

Family Room  
14'3 x 10'6 (4.34m x 3.20m)

Kitchen  
13'7 x 13'5 (4.14m x 4.09m)

Utility Room  
8' x 7'1 (2.44m x 2.16m)

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

## FIRST FLOOR

Landing

Bedroom  
19'8 x 17'9 (5.99m x 5.41m)

Bedroom  
19'8 x 8'7 maximum (5.99m x 2.62m maximum)

Bedroom  
13'11 x 10'6 (4.24m x 3.20m)

Bedroom  
13'11 x 10'6 (4.24m x 3.20m)

Bathroom  
5'3 x 5'2 (1.60m x 1.57m)

## OUTSIDE

Double Garage  
23' x 21'8 maximum (7.01m x 6.60m maximum)

Rear Garden

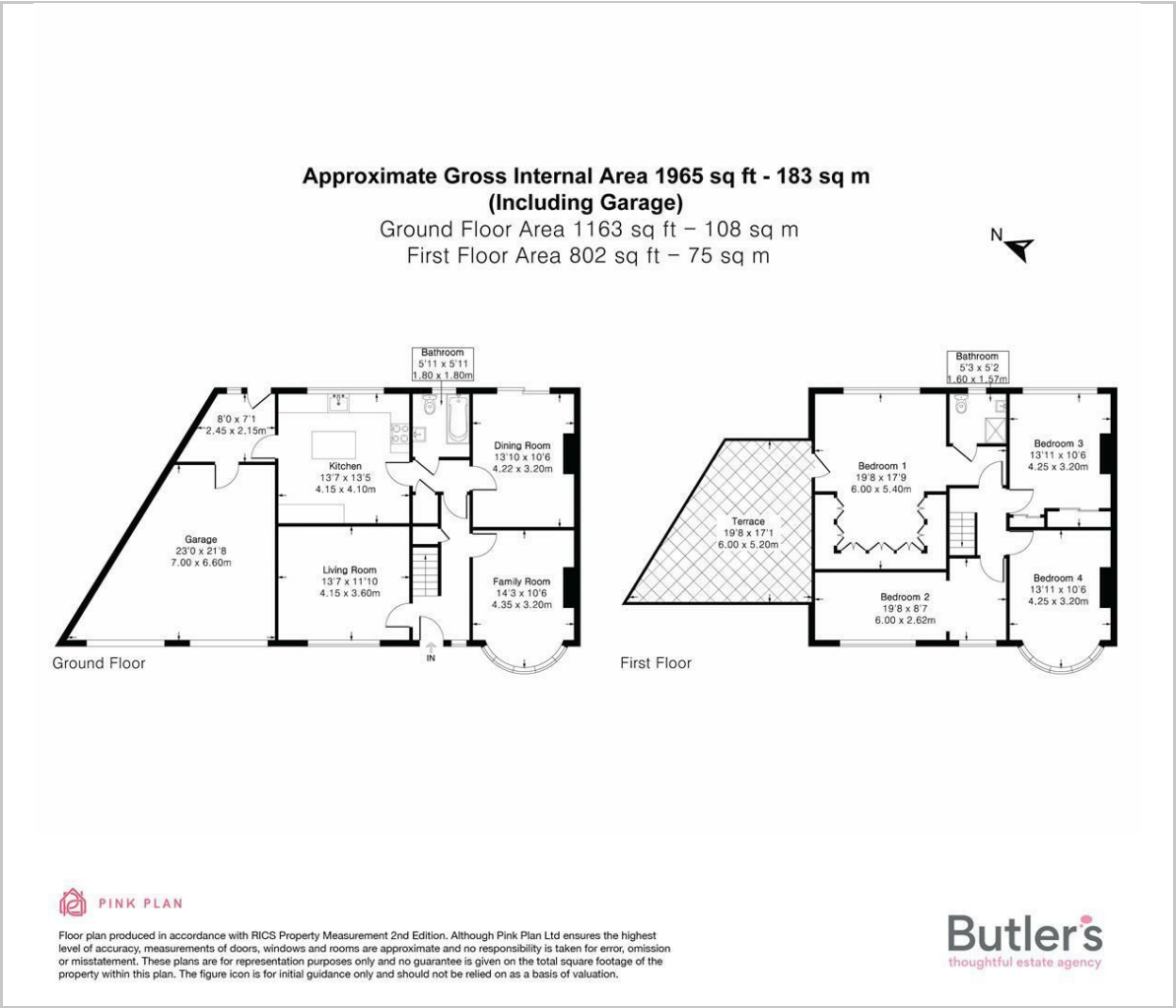
Large Driveway

Front Garden

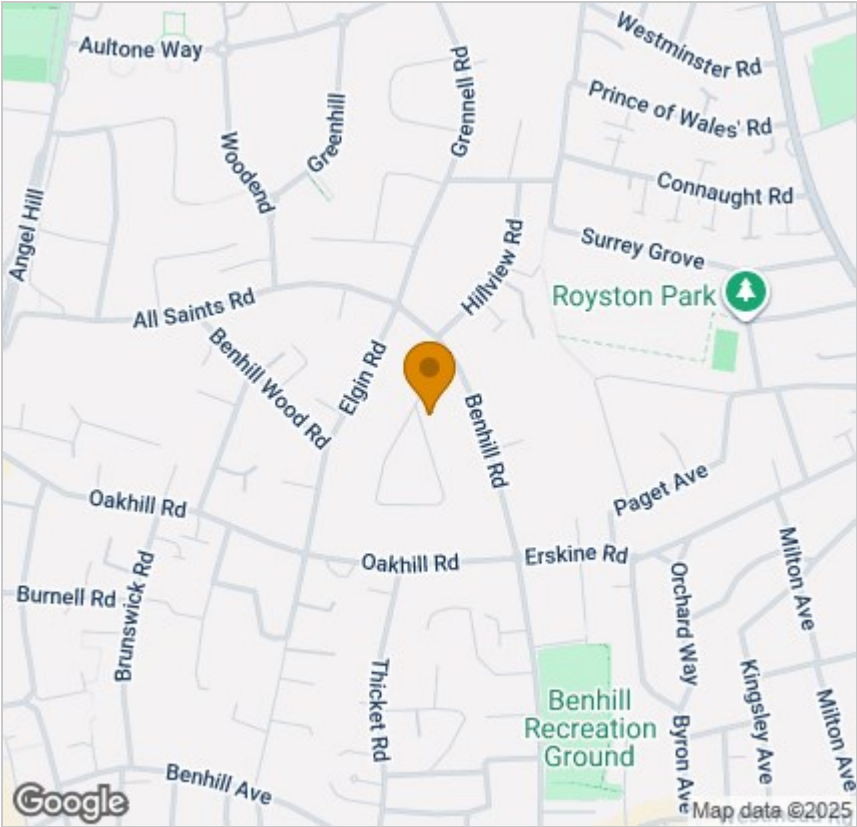




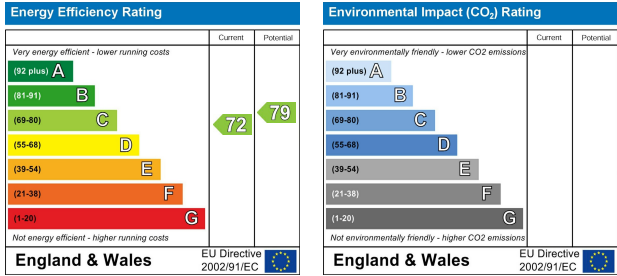
Floor Plan



Area Map



Energy Efficiency Graph



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