

# Butler's

thoughtful estate agency



Benhill Avenue  
Sutton, SM1 4DJ

Offers in the region of £525,000





# Benhill Avenue, Sutton, SM1 4DJ

Having been extended into to the rear, this wonderful home has so much to offer, both inside and out. Location wise, this conveniently located road is just a short walk into Sutton High Street, with you having outstanding schooling on your doorstep. Sutton Mainline, Common & Carshalton stations are also close by, providing quick links into the City - you can be from your sofa to London in well under an hour! Despite all of this, sitting in your low maintenance garden that is great for entertaining, you'd be forgiven for thinking you were in the middle of nowhere - an elevated space for you to enjoy a good book, catch some rays or have friends over for a barbeque. Inside the house, you can't fail to appreciate the size and layout, as the property has been remodeled to be much more suitable for how a modern family lives, with it also being in the sort of condition that you can just pack your bags and move straight in, yet having the potential to update to taste. Upstairs, you'll be spoilt for choice with three bedrooms, with a loft room that could be converted to a bedroom as some of the neighbors have - subject to the relevant consents. On the ground floor there is a huge amount of versatility, so be prepared to be impressed. There is a a fabulous, light and airy lounge with a gorgeous bay, overlooking your large front driveway. Get togethers and dinner parties will impress in the wonderful open family/dining room that offers a truly social element to everyday living, something you've probably been dreaming of for some time now! If we're on the money with the latter, the extended 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. On the ground floor there is also the benefit of a further shower room, which is not only ideal for a family - but also for your when your guests visit.



## GROUND FLOOR

Hallway

Living Room  
14'5 x 10'9 (4.39m x 3.28m)

Dining Room  
16'10 x 12'8 (5.13m x 3.86m)

Kitchen  
10'5 x 10' (3.18m x 3.05m)

Lobby

Shower Room  
6'5 x 4'5 (1.96m x 1.35m)

## FIRST FLOOR

Landing

Bedroom  
14'4 x 10'2 maximum (4.37m x 3.10m maximum)



Bedroom  
12'2 x 10'4 (3.71m x 3.15m)

Bedroom  
8' x 6'6 (2.44m x 1.98m)

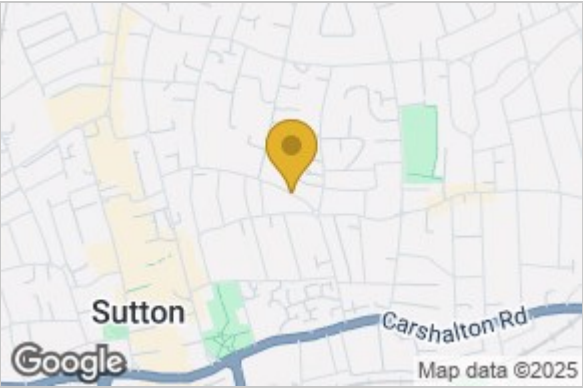
Bathroom  
8'1 x 6'6 (2.46m x 1.98m)

## OUTSIDE

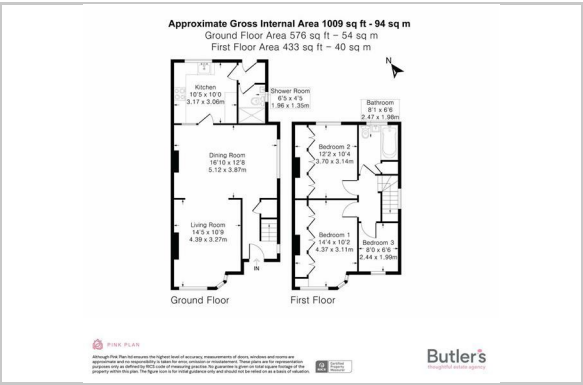
Large Front Driveway

Rear Garden

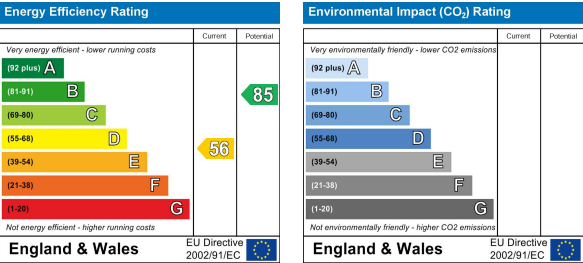
## Area Map



## Floor Plan



## Energy Efficiency Graph



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