



181 Benhill Road, Sutton, SM1 3SB



Guide price £600,000

WH WATSON HOMES
Estate Agents

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Sutton, SM1 3SB

Watson Homes are delighted to present this pretty three bedroom semi detached family home. The property offers modern open plan living, a conservatory, two bathrooms and ample off street parking.

Situated in a sought-after residential area, this home is conveniently close to local amenities, green spaces, and excellent transport links. Families will appreciate the proximity to a number of highly regarded schools, including the esteemed Greenshaw High School, making this location particularly appealing 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

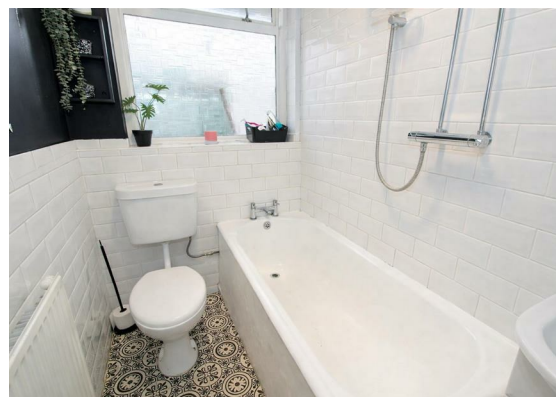
Range of fitted wall units with matching cupboards and drawers below, solid worktops with inlaid stainless steel sink and chrome mixer tap, inlaid gas hob, space and plumbing for dishwasher and washing machine, integrated oven/grill, space for tall standing fridge/freezer, wood laminate flooring, UPVC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

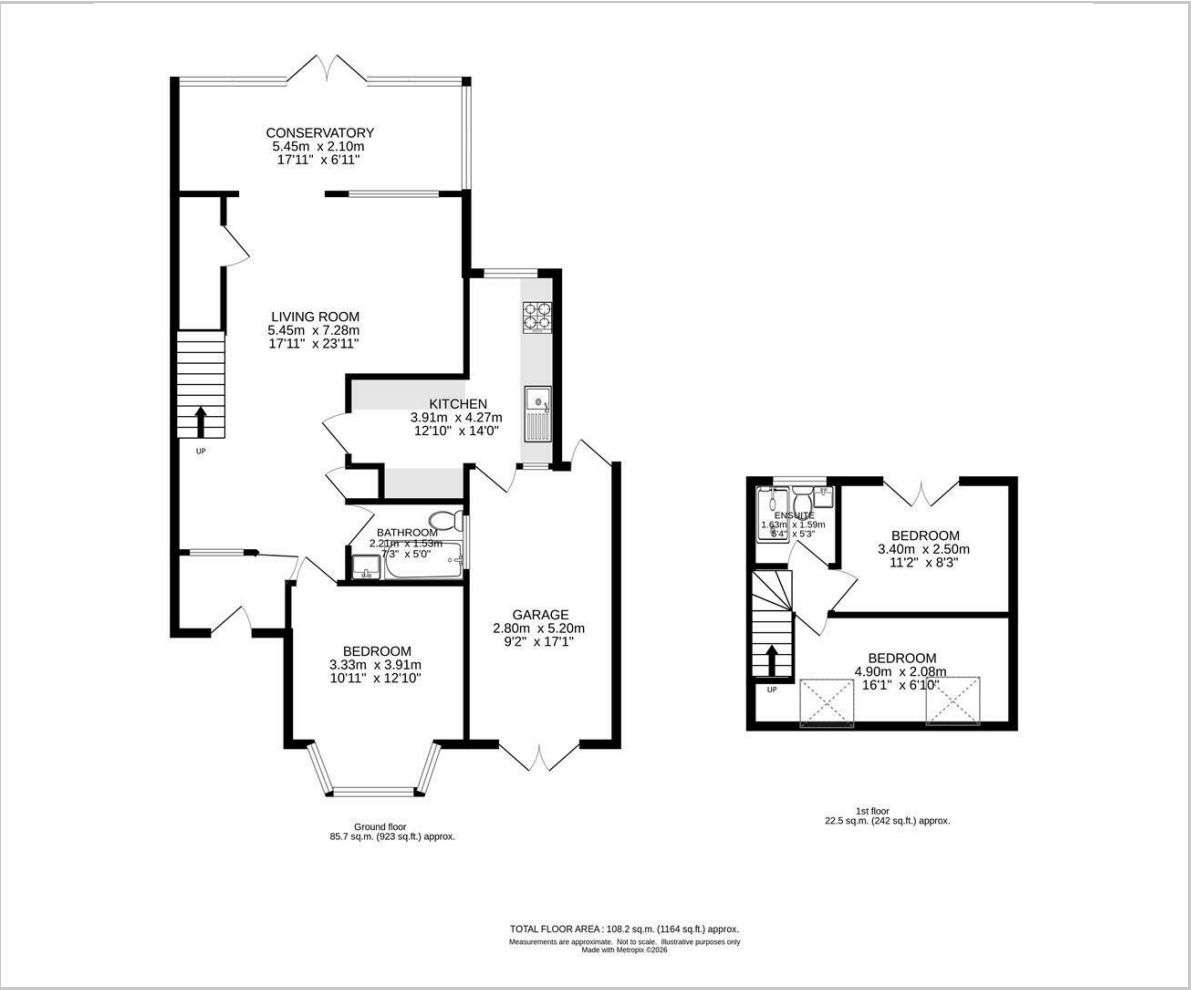
**** PLANNING PERMISSION GRANTED FOR A SIDE EXTENSION UNDER REFERENCE DM2021/02119 ****

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

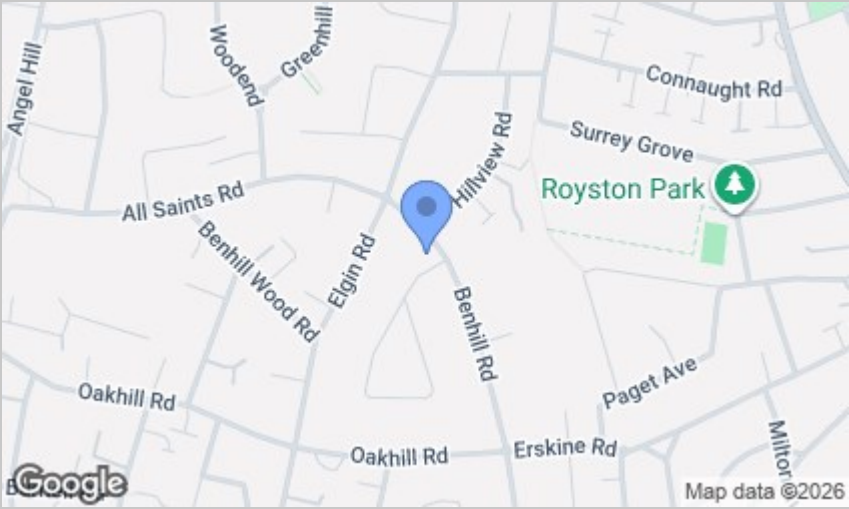


Viewing

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

