

83 Benhill Wood Road, Sutton, SM1 3SL



Guide price £350,000

**WH WATSON HOMES**  
Estate Agents

# 83 Benhill Wood Road

## Sutton, SM1 3SL

Welcome to this charming ground floor maisonette located at Benhill Wood Road, Sutton. This delightful property boasts two generously sized double bedrooms, making it an ideal choice for couples, small families, or those seeking extra space. The heart of the home is a spacious open-plan living and dining room, which offers a warm and inviting atmosphere, perfect for both relaxation and entertaining. From here, you can enjoy direct access to your own garden, providing a wonderful outdoor space to unwind.

The modern kitchen is well-equipped, ensuring that meal preparation is both convenient and enjoyable. The bathroom has also been tastefully updated, adding to the overall appeal of this lovely home. In addition to the interior comforts, this maisonette offers excellent outdoor space, featuring both side and rear sections of garden, a detached garage, and a driveway that accommodates off street parking. This is a rare find in such a desirable location.

Situated close to Sutton town centre, you will find a wide array of shops, restaurants, and amenities just a short stroll away. The property is also conveniently located within easy walking distance to transport links. Families will appreciate the proximity to popular primary and secondary schools, as well as local parks, which are perfect for outdoor



### Accommodation

#### Entrance Hall

Radiator, laminate flooring, cupboard with space and plumbing for washing machine, built in cupboard.

#### Bedroom One

Radiator, fitted carpet, double glazed bay window to front aspect

#### Bedroom Two

Radiator, fitted carpet, double glazed window to front aspect.

#### Kitchen

Range of modern white fitted kitchen units and drawers, laminate worktop, inset ceramic sink with chrome mixer tap, integrated oven, gas hob and extractor fan above, integrated undercounter fridge and freezer, space and plumbing for slimline dishwasher,





double glazed window to side aspect, tiled splashback, laminate flooring.

#### Bathroom

Modern bathroom suite comprising of panel enclosed bath with shower screen and chrome mixer tap, thermostatic shower with hand shower attachment, pedestal wash hand basin with chrome mixer tap, WC, radiator, tiled walls, laminate flooring, double glazed obscure window to side aspect.



#### Open plan Living Dining Room

Modern vertical radiators, laminate flooring, double glazed window to rear aspect, double glazed sliding patio doors leading out to garden.

#### Outside

Rear and side garden. (1st floor maisonette has shared footpath access to their garden)

Detached garage

Driveway providing of street parking.

Front garden.



#### 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

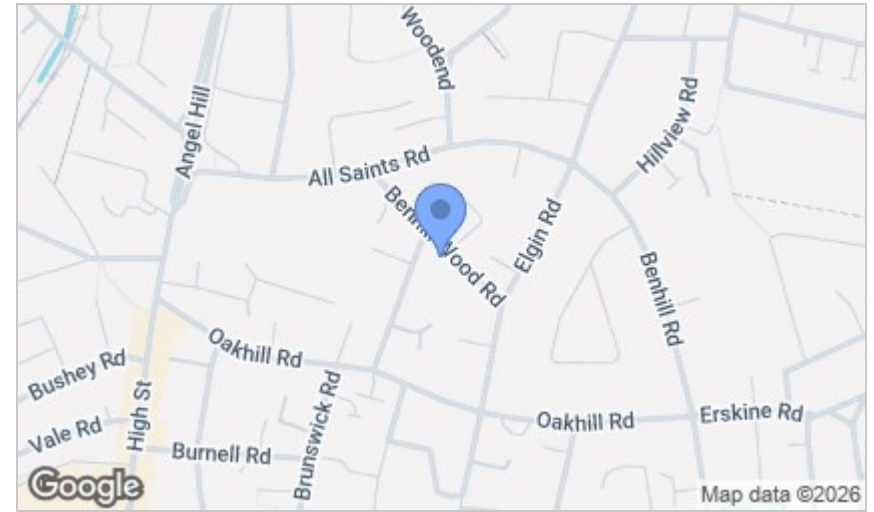


## Viewing

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

