



A MUST VIEW PROPERTY! EXTENDED 3 BEDROOM DORMER BUNGALOW.

Benfleet Close, Sutton, Surrey, SM1 3SD, £650,000 Freehold

BURN – AND – WARNE

Burn & Warne Estate Agents
Bank House 3 Sutton Court Road
Sutton Surrey SM1 4SY
020 8642 1234 sales@burnandwarne.co.uk
burnandwarne.co.uk

About this property

Simply stunning are the two words that best describe this beautifully presented three-bedroom, two-bathroom semi-detached dormer bungalow, ideally positioned in a sought-after residential location.

The property offers generous and versatile family accommodation throughout. The ground floor comprises a welcoming living room and a stunning, stylishly fitted high-gloss kitchen/diner, perfect for modern family living and entertaining. There are two very well-proportioned bedrooms on this level, along with a lovely family bathroom.

Upstairs, the bright and spacious dual-aspect principal bedroom provides a peaceful retreat and is complemented by a contemporary shower room featuring a double walk-in shower.

Externally, the property boasts a superb approximately 50' south-facing rear garden, ideal for enjoying the sunshine. To the front and side, there is a garage and off-street parking for two or more vehicles.

Location Highlights

The home is ideally situated close to a range of highly regarded schools, including:

- Benhilton Primary School – 0.3 miles
- Greenshaw High School – 0.4 miles
- Manor Park Primary Academy – 0.5 miles
- Sutton Grammar School – 0.5 miles

Transport Links

Excellent transport connections make commuting easy, with three mainline stations within 0.8 miles:

- Sutton Common Station – 0.5 miles
- Sutton (Surrey) Station – 0.8 miles
- Carshalton Station – 0.8 miles

Local bus routes include the S3 (Malden Manor – Sutton Hospital), S2, and the 157 to Morden Underground Station. A fantastic opportunity to acquire a beautifully maintained home offering space, style, and superb convenience

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Burn And Warne Office.

Telephone: 020 8642 1234.







Benfleet Close, Sutton, Surrey, SM1
Approx. Gross Internal Area 1066sq ft / 99sq meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, mis-statement or use of data shown.
Plan produced by AR Net Media-www.arnetmedia.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



BURN – AND – WARNE

Burn & Warne Estate Agents
Bank House 3 Sutton Court Road
Sutton Surrey SM1 4SY
020 8642 1234 sales@burnandwarne.co.uk
burnandwarne.co.uk