



A superbly presented three bedroom house with 95'0 rear garden

Benhill Road, Sutton, SM1 3SA, GUIDE PRICE £525,000 - £550,000 Freehold

BURN – AND – WARNE

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Burn & Warne [Three Bedrooms | End of Terrace House | Beautifully Presented Throughout | 95ft Landscaped Rear Garden | Off-Road Parking for Two Cars

The Property-Conveniently located for Greenshaw High School, this attractive and extended three-bedroom end-of-terrace home is presented in excellent condition throughout and has recently undergone refurbishment by the current owner.

The accommodation comprises a spacious 15'3 x 13'1 living room, a stunning modern kitchen measuring 14'3 x 7'7, a bright 14'3 x 12'4 dining room, and a contemporary ground floor bathroom with both bath and shower facilities. Upstairs offers three well-proportioned bedrooms measuring 13'9 x 10'0, 11'0 x 7'7, and 8'2 x 8'0. Key Features-A beautifully landscaped 95ft rear garden, newly fitted kitchen and bathroom, gas central heating, double glazing, and new flooring to the ground floor kitchen and dining room. The property has also been newly decorated throughout.

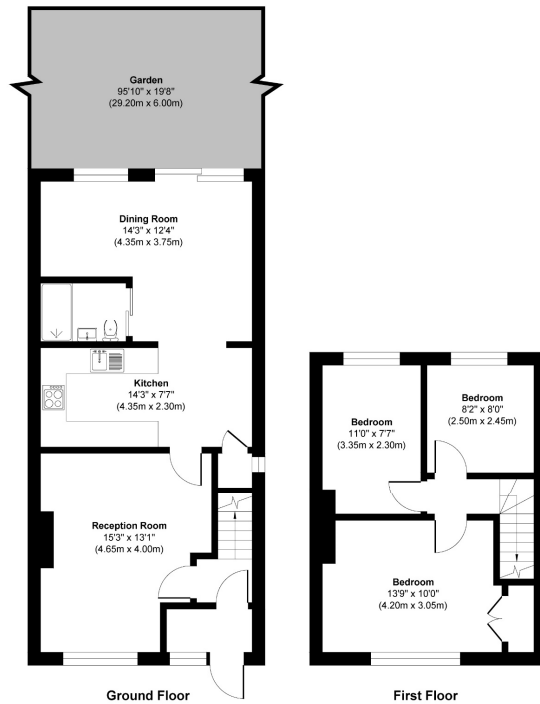
Location-Ideally situated within walking distance of Greenshaw High School, Sutton Common railway station, and a range of local shops and amenities.

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Burn And Warne Office. Telephone: 020 8642 1234.







Benhill Rd, Sutton SM1
Approx. Gross Internal Area 943 sq. ft / 87.61 sq. 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, miss-statement or use of data show.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	60 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.



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