



LARGER THAN AVERAGE SEMI-DETACHED* DORMER BUNGALOW* 4/5 BEDROOMS* 3 BATHROOMS

Benfleet Close, Sutton, SM1 3SD, £785,000 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

LARGER THAN AVERAGE SEMI-DETACHED* DORMER BUNGALOW* FOUR/FIVE BEDROOMS* STUDY* LIVING ROOM* KITCHEN/DINER* THREE BATHROOMS* GOOD DECORATIVER ORDER THROUGHOUT* DETACHED GARAGE* OFF STREET PARKING FOR THREE/FOUR CARS*

This exceptionally spacious semi-detached dormer bungalow offers versatile family accommodation over two floors and is ideally located in a highly sought-after area, renowned for its excellent schools and superb transport links. Offering generous living space and flexible accommodation, this impressive home is perfect for growing families. The ground floor comprises entrance hall leading to a study, which could also serve as a fifth bedroom, a spacious living room with direct access to the rear garden, a modern fitted kitchen/dining room, a contemporary four-piece family bathroom, and two generous double bedrooms.

The first-floor features two further large double bedrooms, each benefiting from its own en-suite shower room, providing ideal accommodation for older children, guests, or multi-generational living. Outside, the property boasts an attractive rear garden measuring approximately 82ft in length, complete with a charming timber octagonal gazebo, creating an ideal space for outdoor. To the side is a detached single garage together with off-street parking for up to four vehicles to the front

The property is perfectly positioned for families, falling within the catchment area of several highly regarded primary and secondary schools, including grammar and independent schools. Commuters are equally well catered for, with three mainline railway stations all within approximately 0.8 miles, providing regular services into London Bridge and London Victoria. Excellent local bus routes also offer convenient access to Sutton, Morden, surrounding areas, and the Underground network.

Nearby Schools

- Greenshaw High School – Approximately 0.4 miles
- Manor Park Primary Academy – Approximately 0.4 miles
- All Saints Benhilton CofE Primary School – Approximately 0.3 miles
- Sutton Grammar School – Approximately 0.4 miles

Nearby Stations

- Sutton Common railway station – Approximately 0.6 miles
- Sutton railway station – Approximately 0.8 miles
- Carshalton railway station – Approximately 0.8 miles

Viewing

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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	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