



122 Benhill Avenue, Sutton, SM1 4DL

Guide price £625,000



WH WATSON HOMES
Estate Agents

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Watson Homes are delighted to offer this modern four bedroom, two bathroom family home. The property offers spacious open plan living, a pretty garden, a downstairs WC and ample off street parking.

Situated near to 'Manor Park Primary' and 'Sutton Grammar' as well as a number of other grammar schools within easy reach, this home is perfect for families seeking quality education for their children. With beautiful local parks in the vicinity, abundant local amenities, the High Street, Sutton rail station and many bus routes just a stone's throw away, convenience is at your doorstep.

Accommodation

Covered entrance

Double glazed composite front door to..

Spacious entrance hall

Vinyl wood effect flooring, large storage cupboard, dado rail, double panel radiator, UPVC double glazed window to front aspect, coved ceiling.

Doorway to..

Lounge/diner

UPVC double glazed sliding doors to side garden and UPVC double glazed window to front, vinyl wood effect flooring, coved ceiling.

Kitchen/breakfast room

Range fitted wooden wall units with matching cupboards and drawers below, roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, inlaid gas hob with oven/grill below and pull out extractor fan above, space for American style fridge/freezer, space and plumbing for dishwasher and washing machine, vinyl wood effect flooring, tiled splash back, UPVC double glazed windows to front and side aspects, double panel radiator.

Downstairs WC

Consisting of low-level push button flush WC, wash hand basin with chrome mixer tap and storage cupboard below, double panel radiator, tiled flooring, part tiled walls, extractor fan.

Stairs to 1st floor landing

Loft access, cupboard housing hot water tank.

Bedroom one

UPVC double glazed bay window to front aspect, vinyl wood effect flooring, single panel radiator, ceiling.

Ensuite shower room

Consisting of tiled cubicle with thermostatic shower, wash hand basin with chrome mixer tap and storage cupboard below, low-level push button flush WC, heated chrome towel rail, tiled flooring, part tiled walls, wall mounted heater, extract fan, shaver point, obscure UPVC double glazed window to side aspect.

Bedroom two

UPVC double glazed windows to front and side aspects, vinyl wood effect flooring, coved ceiling, double panel radiator.

Bedroom three

UPVC double glazed window to side aspect, vinyl wood effect flooring, double panel radiator, coved ceiling.

Bedroom four

UPVC double glazed window to side aspect, vinyl wood effect flooring, coved ceiling, double panel radiator.

Bathroom

Three-piece suite comprising panel enclosed with chrome mixer tap and shower attachment, wash hand basin with chrome mixer tap and storage cupboards below, low-level push button flush WC, extractor fan, shaver point, obscure UPVC double glazed window to front aspect.

Gardens either side

Lawn areas with shrubs bordering, fence enclosed and gated side access.

Front

Hardstanding, providing off street for several cars.

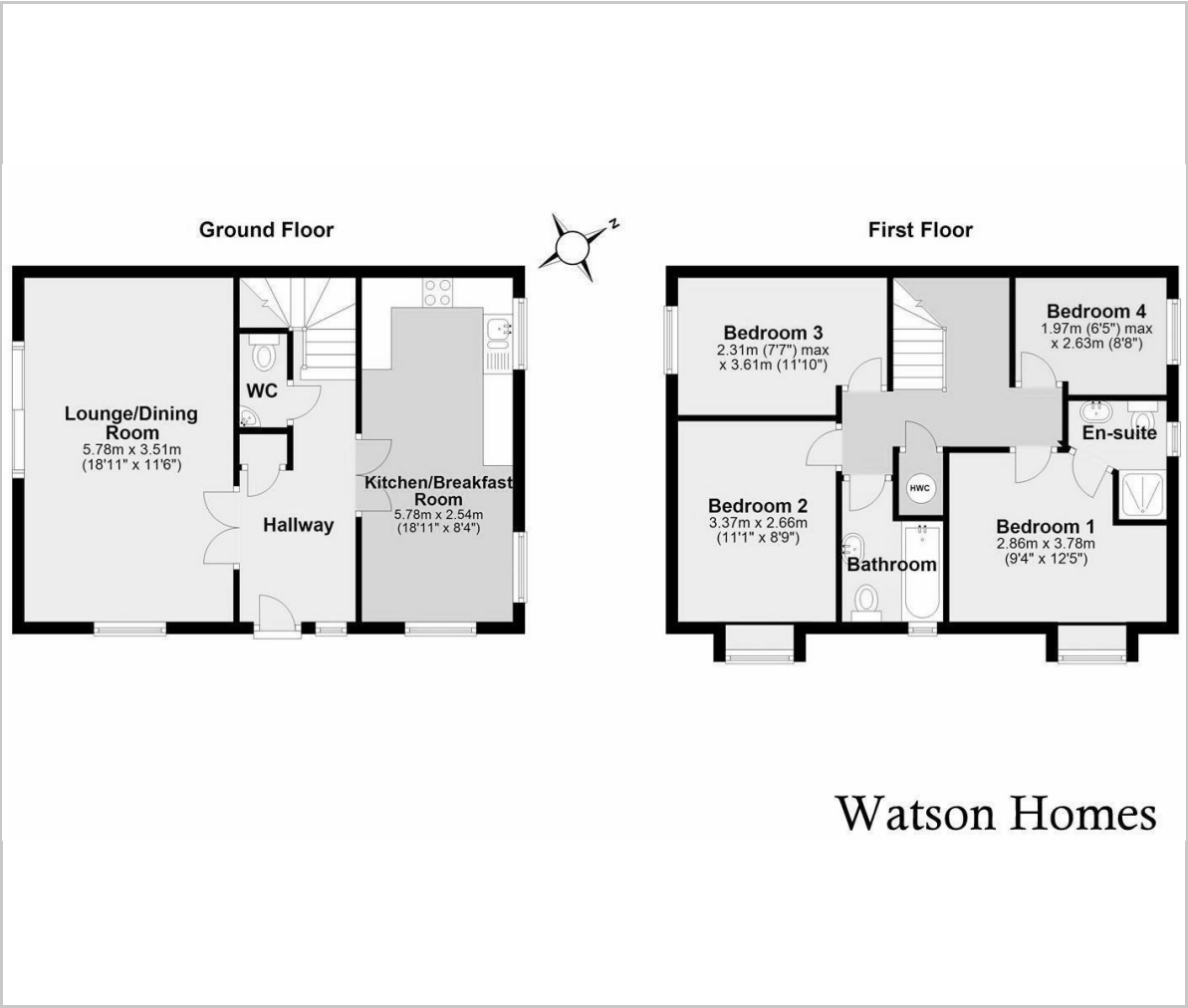








Floor Plan

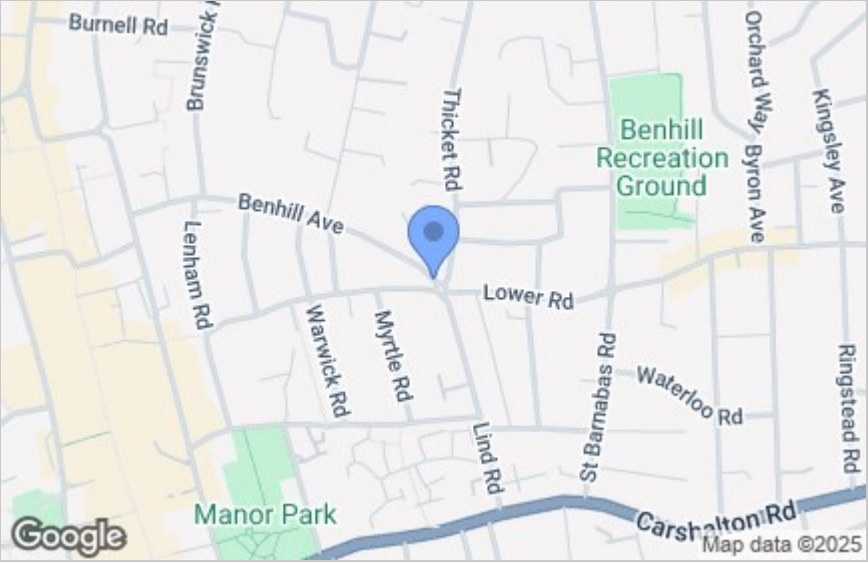


Viewing

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

