

BENHILL ROAD, SM1
TOTAL APPROX FLOOR PLAN AREA INCLUDING LOFT STORAGE 1399 SQ.FT (130 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING LOFT STORAGE 1184 SQ.FT (110 SQ.M)



BENHILL ROAD, SUTTON SM1 3RR

GUIDE PRICE £500,000

SITUATED ALONG THE POPULAR BENHILL ROAD IN SUTTON, THIS CHARMING THREE-BEDROOM VICTORIAN MID-TERRACE HOME OFFERS A WONDERFUL BLEND OF PERIOD CHARACTER, SPACIOUS ACCOMMODATION, AND EXCITING POTENTIAL FOR THE FUTURE.

THE PROPERTY FEATURES TWO WELL-PROPORTIONED RECEPTION ROOMS, PROVIDING VERSATILE LIVING AND ENTERTAINING SPACE FOR MODERN FAMILY LIFE. THE KITCHEN IS COMPLEMENTED BY A FAMILY BATHROOM, WHILE UPSTAIRS ARE THREE BEDROOMS OFFERING COMFORTABLE ACCOMMODATION FOR A GROWING FAMILY OR THOSE LOOKING FOR ADDITIONAL SPACE TO WORK FROM HOME.

ONE OF THE PROPERTY'S KEY ATTRACTIIONS IS THE POTENTIAL TO CONVERT THE LOFT. SUBJECT TO THE NECESSARY PLANNING PERMISSIONS AND CONSENTS, THIS COULD PROVIDE AN EXCELLENT OPPORTUNITY TO CREATE AN ADDITIONAL BEDROOM, HOME OFFICE, HOBBY ROOM, OR FURTHER LIVING SPACE, ALLOWING THE PROPERTY TO EVOLVE WITH YOUR NEEDS.

EXTERNALLY, THE PROPERTY BENEFITS FROM A REAR GARDEN, PROVIDING A PRIVATE OUTDOOR SPACE FOR RELAXING, ENTERTAINING, AND ENJOYING WARMER DAYS.

ANOTHER SIGNIFICANT ADVANTAGE IS THAT THE PROPERTY IS OFFERED WITH NO ONWARD CHAIN, HELPING TO PROVIDE A MORE STRAIGHTFORWARD AND POTENTIALLY QUICKER PURCHASE.

THE LOCATION IS EQUALLY APPEALING, WITH A VARIETY OF LOCAL SHOPS, SCHOOLS, PARKS AND AMENITIES CLOSE BY, WHILE SUTTON TOWN CENTRE AND ITS EXCELLENT TRANSPORT LINKS ARE ALSO WITHIN EASY REACH.

WITH ITS ATTRACTIVE VICTORIAN CHARACTER, GENEROUS ACCOMMODATION, AND SCOPE FOR FUTURE ENHANCEMENT, THIS IS A FANTASTIC OPPORTUNITY TO ACQUIRE A HOME IN A POPULAR AND WELL-CONNECTED PART OF SUTTON.

- THREE BEDROOMS
- VICTORIA ERA
- NO ONWARD CHAIN
- POTENTIAL TO EXTEND (STPP)
- COUNCIL TAX BAND D
- EPC RATING C

