

3 Bed Semi-Detached Bungalow In Benfleet Close , Sutton, SM1 3SD £2,375 Monthly





## SHORT DESCRIPTION

Property Ref: 11945 3 bedroom extended Bungalow situated in a popular no through road close to the town centre and within a mile of both Sutton and Sutton Common rail station as well as All Saints Primary and Greenshaw Secondary school. The property has been updated to a high standard by the current owners and benefits from a modern kitchen & breakfast room, an ensuite shower room, a garage and a pretty rear garden. The property is located within 0.6 of a mile of Sutton High Street and Sutton Common Station and within 0.8 miles of Sutton and Carshalton Stations. There is a recreation ground within 0.25 miles and a healthy choice of junior and secondary schools in the local area. Accommodation - UPVC double glazed entrance porch Obscure UPVC double glazed leaded light front door to spacious entrance hall Amtico flooring, vertical radiator, two storage cupboards - one housing meters, loft access, picture rail. Lounge Feature brick built fireplace, Amtico flooring, plate rack, double panel radiator Kitchen & breakfast room Range of fitted wall units with matching cupboards and drawers below, display lighting, granite effect, worktops with inlaid sink and chrome mixer tap, inset hob with extractor fan above and oven & grill at side, integrated dishwasher, integrated fridge & freezer, tiled splashback, double panel radiator, Amtico flooring, UPVC double glazed windows to side, aspect, and door to side. Bedroom one, two & three UPVC double glazed bay window to front aspect, fitted plantation, shutters, radiator, fitted wardrobes. There a large out house. Rear garden Paved patio area leading to artificial lawn section with newly built sleeper flower beds at side, garden shed, wall and fence enclosed, outside tap. Garage at side Up over door at front, excellent storage area with fitted cupboards and sink with mixer tap, further side access. Front Paved driveway providing off street parking for 2 cars.

3

Bed Room(s)

1

Bath Room(s)

1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

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## Energy rating and score

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

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