

3 Bed Semi-Detached In Benfleet Close , Sutton, SM1 3SD

£625,000





## SHORT DESCRIPTION

Property Ref: 16607 This well-presented three-bedroom property, located in a quiet residential area of Sutton, offers comfortable and practical living space ideal for families or first-time buyers. The property comprises three well-proportioned bedrooms, a modern family bathroom, and a spacious living room that provides a welcoming environment for relaxation and entertaining. The layout is thoughtfully designed to maximise space and natural light throughout. Additional benefits include a fitted kitchen, ample storage space, and a private outdoor area, perfect for leisure or family activities. Situated at Benfleet Close, the property enjoys convenient access to local amenities, schools, and transport links, making it an excellent choice for those seeking both comfort and connectivity. Early viewing is highly recommended to fully appreciate what this property has to offer. Property Type: Semi-detached Full selling price: £625000.00 Pricing Options: Fixed Price Tenure: Freehold Council tax band: D EPC rating: C Measurement: 980 sq.ft. Outside Space: Patio Parking: Driveway, On street Heating Type: Double Glazing Possession of the property: Self-Occupied -----

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.



TOTAL FLOOR AREA: 91.0 sq.m. (980 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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# 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.

Property type	Semi-detached bungalow
Total floor area	71 square metres

## Rules on letting this property

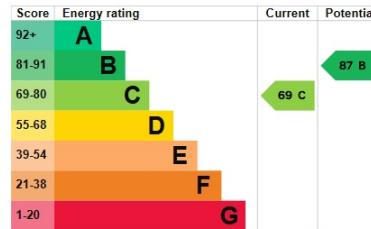
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

## Energy rating and score

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

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



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.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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