



BENHILL ROAD, SUTTON, SM1 3RP
GUIDE PRICE £400,000 FREEHOLD



BENHILL ROAD SUTTON, SM1 3RP

**Terraced House
In Need Of Modernisation
Offers Great Potential
Ideal Investment Opportunity
Three Bedrooms
Gas Central Heating
Council Tax Band D
EPC Rating D**

This three-bedroom terraced house, located on Benhill Road in Sutton, is in need of complete modernisation throughout. The property features generous living spaces and retains some period features, offering significant potential for transformation. Benefiting from a large rear garden extending approximately 34m (111'7"), this is an ideal project for those looking to create a bespoke family home or investment opportunity.



OUTSIDE

EXTERIOR FRONT

Paved front garden leading to single glazed entrance door.

GROUND FLOOR

ENTRANCE HALL

Under-stairs storage cupboard, double glazed window, double radiator, and power points.

LOUNGE 12'2" × 11'9" (3.71m × 3.59m)

A bright reception room featuring a large double glazed bay window, double radiator, and multiple power points.

KITCHEN 18'3" × 12'2" (5.55m × 3.71m)

Fitted with a range of wall and base units, a stainless steel single sink drainer, space and plumbing for a washing machine, and built-in oven with gas hob and extractor. Laminate flooring, double glazed window overlooking the rear garden, and double glazed sliding doors providing access to the garden.

FIRST FLOOR

BEDROOM 1 10'7" × 10' (3.23m × 3.06m)

Spacious double bedroom with a double glazed window, double radiator, feature fireplace, and power points.

BEDROOM 2 12'3" × 10' (3.73m × 3.06m)

Another double bedroom with a radiator, double glazed window, feature fireplace, and power points.

BEDROOM 3 8'7" × 7'9" (2.61m × 2.36m)

Single bedroom featuring a radiator, double glazed window, and power points.

BATHROOM

Fitted with a white suite comprising a panelled bath, pedestal hand basin, and low flush WC. Half tiled walls and a double glazed window.

OUTSIDE

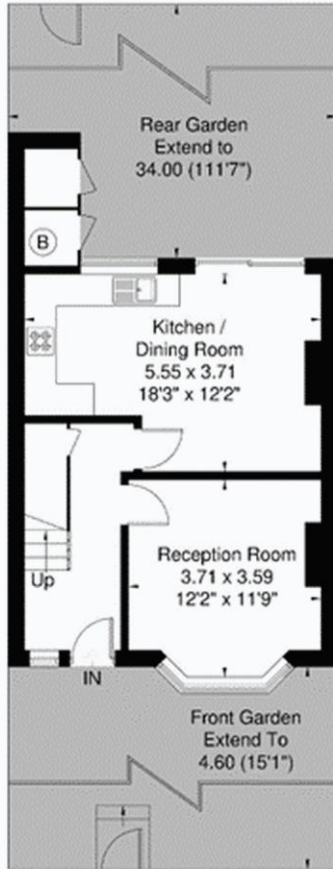
REAR GARDEN 111'7" × (34m ×)

The rear garden extends to approximately 34m (111'7"), offering plenty of space for outdoor use and landscaping.

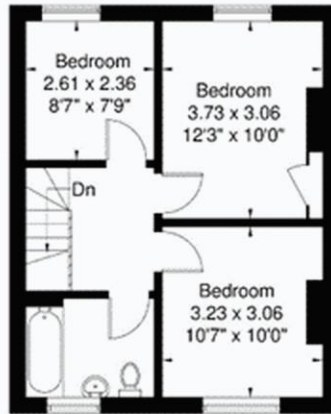


Benhill Road SM1

Approximate Gross Internal Area = 81.5 sq m / 876 sq ft



Ground Floor
42.4 sq m / 456 sq ft



First Floor
39.1 sq m / 420 sq ft



www.epc.uk.com info@epc.uk.com

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared in accordance with the current edition of RICS code of Measuring Practice.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

**VIEWING STRICTLY BY APPOINTMENT ONLY
THROUGH THE VENDORS AGENTS HES PARRY
& DREWETT (SUTTON)**

SUTTON SALES
1 GROVE ROAD, SUTTON, SM1 1BB
020 8642 2266
sutton@hesresidential.co.uk

Energy Performance Certificate		Energy Rating	
Score	Energy Rating	Current	Potential
92+	A		
81-91	B		88
69-80	C		
55-68	D	67	
39-54	E		
21-38	F		
1-20	G		



www.hugginsedwards.co.uk

