



HUNTERS[®]

HERE TO GET *you* THERE



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88 Benhill Wood Road, Sutton

£274,000

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Hunters are delighted to offer this bright, ground floor flat which offers convenience and modern living. Spanning an impressive 599 square feet, this property features two bedrooms, making it an ideal choice for couples, small families, or as a lucrative investment opportunity.

The flat has been thoughtfully refurbished, showcasing a contemporary kitchen and bathroom, along with fresh decor and new carpets throughout. This attention to detail ensures that you can move in with ease and enjoy your new home from day one.

The property is situated within a small, popular development, which adds to its appeal. Residents will benefit from an allocated parking space, providing convenience and peace of mind. Additionally, the long lease associated with this flat offers security and stability for future living.

One of the standout features of this property is that it comes with no onward chain, allowing for a smooth and efficient purchasing process. Whether you are looking to settle down in a vibrant community or seeking a sound investment, this flat presents an excellent opportunity. Do not miss the chance to make this lovely home your own.

92 High Street, Carshalton, Surrey, SM5 3AE | 020 8669 1231
carshalton@hunters.com | www.hunters.com



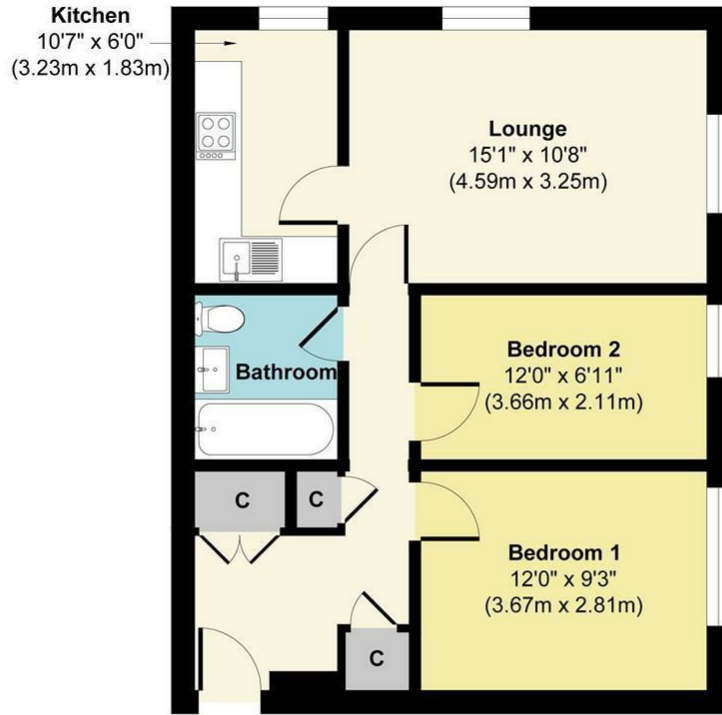
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KEY FEATURES

- LONG LEASE
- EXCLUSIVE TO HUNTERS
- NEW FITTED KITCHEN & BATHROOM
 - NEW CARPETS
 - DOUBLE GLAZING & ELECTRIC HEATING
 - AMPLE STORAGE
 - PARKING
 - NO ONWARD CHAIN



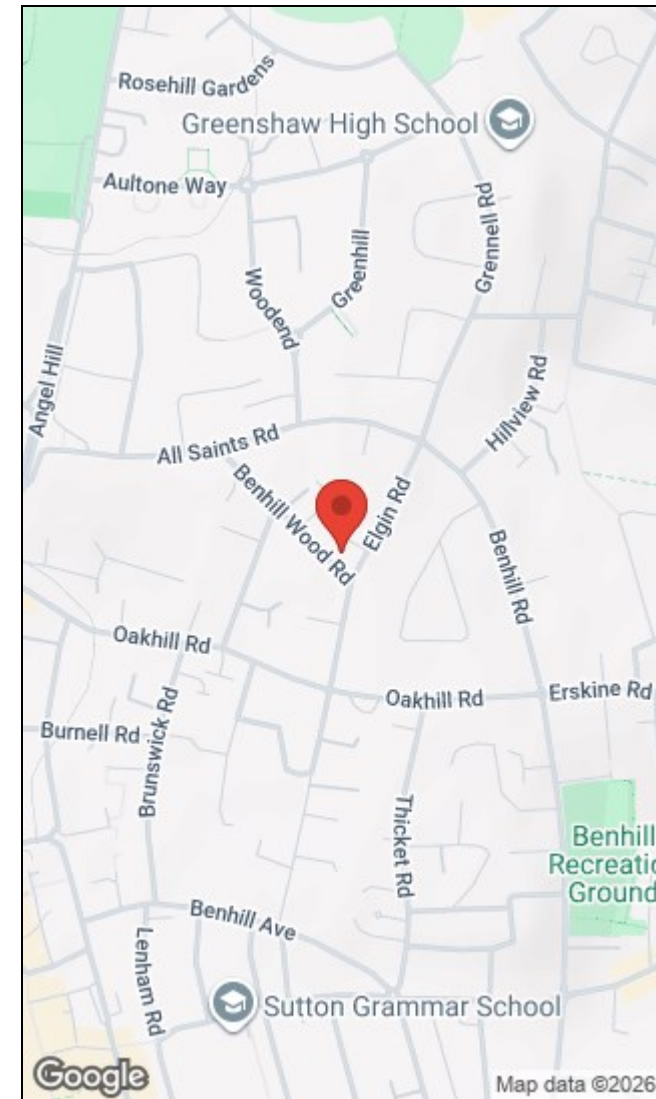




Approximate Floor Area
599 sq. ft
(55.65 sq.m)

Approx. Gross Internal Floor Area 599 sq. ft / 55.65 sq. m

This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.
Produced by designimperial.com



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		75	
	59		
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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