
WOODFIELDS COURT
HUNTERS®
HERE TO GET you THERE
2
1
1
D
HUNTERS®
HERE TO GET you THERE

88 Benhill Wood Road, Sutton

£274,000

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.

Anti-Money Laundering Checks
In accordance with UK Money Laundering Regulations, we are required to carry out Anti-Money Laundering (AML) and identity checks on all buyers involved in a property transaction. These checks are a legal requirement and are completed through our appointed third-party compliance provider. Once an offer has been accepted, the provider will contact you directly to complete the necessary checks. A fee of £54 including VAT per person is payable for the checks. This fee covers the cost of carrying out the required identity verification and AML checks. Please note that the AML checks must be completed before we can issue a Memorandum of Sale. The fee is payable in advance and is non-refundable once the checks have been completed, including if the purchase does not proceed.

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

This Hunters business is independently owned and operated by The Tickner Partnership | Trading Address: 92 High Street, Carshalton, Surry, SM5 3AE. | Partnership England and Wales | VAT No: 383 0806 25 with the written consent of Hunters Franchising Limited.



KEY FEATURES

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





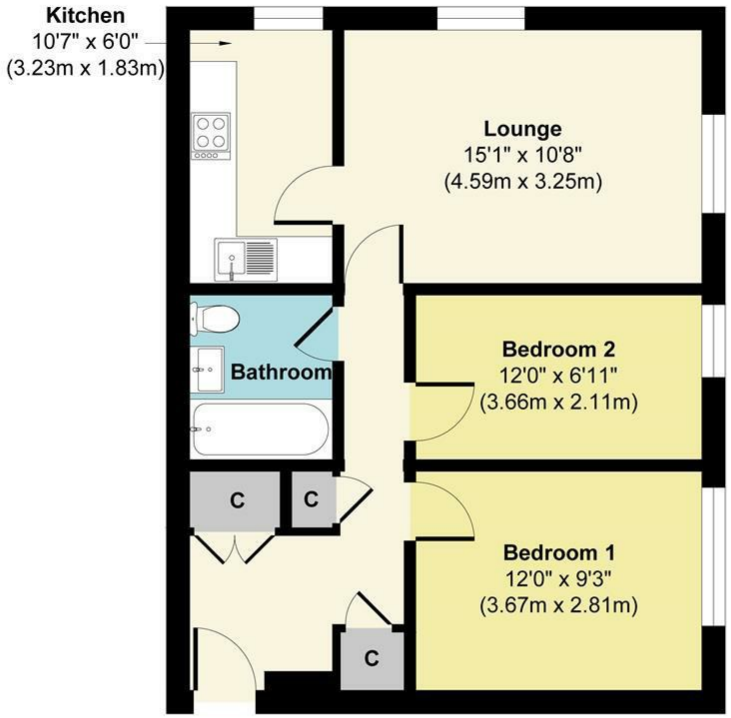



HUNTERS
HERE TO GET you THERE


HUNTERS
HERE TO GET you THERE


HUNTERS


HUNTERS

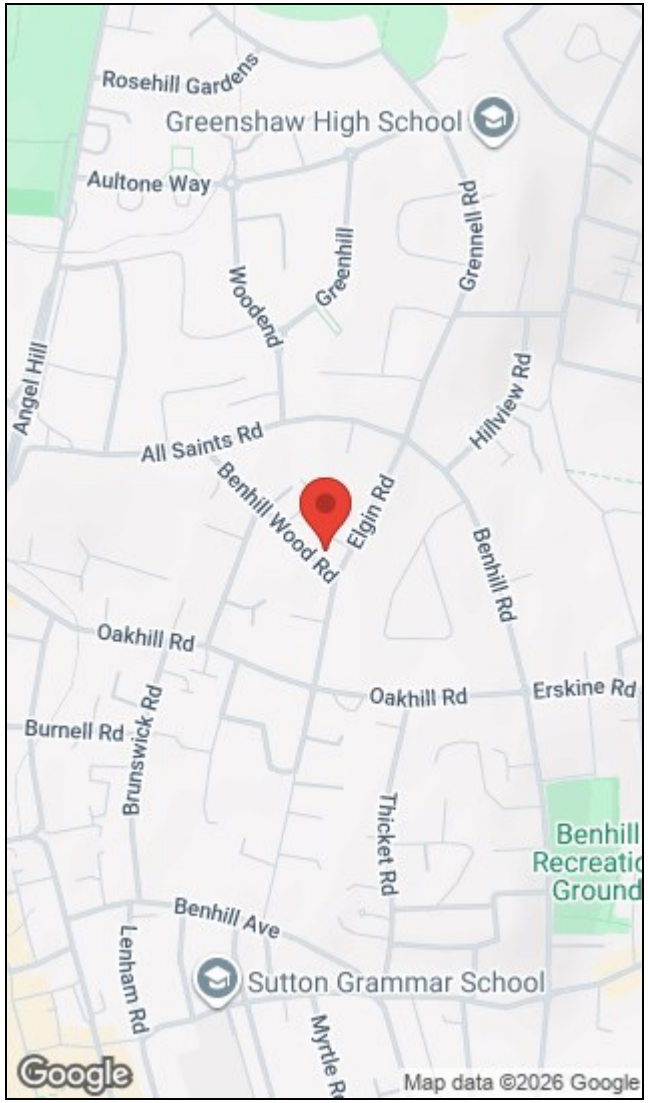


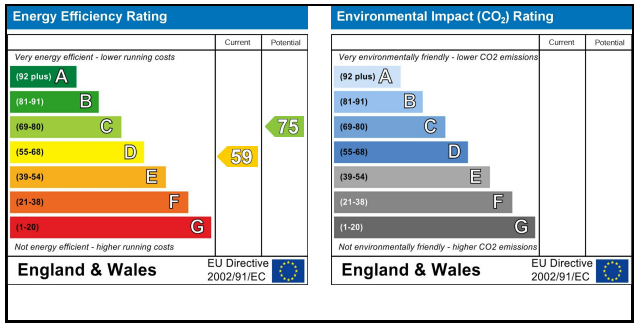
Approximate Floor Area
599 sq. ft
(55.65 sq.m)

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





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

This Hunters business is independently owned and operated by The Tickner Partnership | Trading Address: 92 High Street, Carshalton, Surry, SM5 3AE. | Partnership England and Wales | VAT No: 383 0806 25 with the written consent of Hunters Franchising Limited.