



**HOMFIELD PARK, SUTTON, SM1 2DZ
PRICED TO SELL £310,000 LEASEHOLD**



HOMEFIELD PARK

SUTTON, SM1 2DZ

SPACIOUS 2 BEDROOM 1st FLOOR LIFT SERVED
APARTMENT

**Prime Location In The Sought-after Homefield Park
Spacious Interior With Two Large Bedrooms And A
Generous Living Room
Fitted Wardrobe To Master Bedroom
Fully Fitted Kitchen With Appliances
Fully Tiled Spacious Bathroom
Own Garage • Gas Central Heating
Council Tax Band D**

We are pleased to bring to the market for sale this spacious 1st floor, 2 bedroom lift-served apartment with a private garage. This sought-after development is located approx. 300 metres from Sutton mainline station and close to the bustling Sutton High Street. The apartment is also near well-regarded schools such as Sutton High, Robin Hood Infants & Juniors and Homefield Prep. Spacious living room, master bedroom with built-in wardrobes, second well-sized bedroom and a fitted fully tiled bathroom. The fitted kitchen has ample storage throughout.





FIRST FLOOR

LIVING ROOM 17' × 16'1" (5.18m × 4.90m)

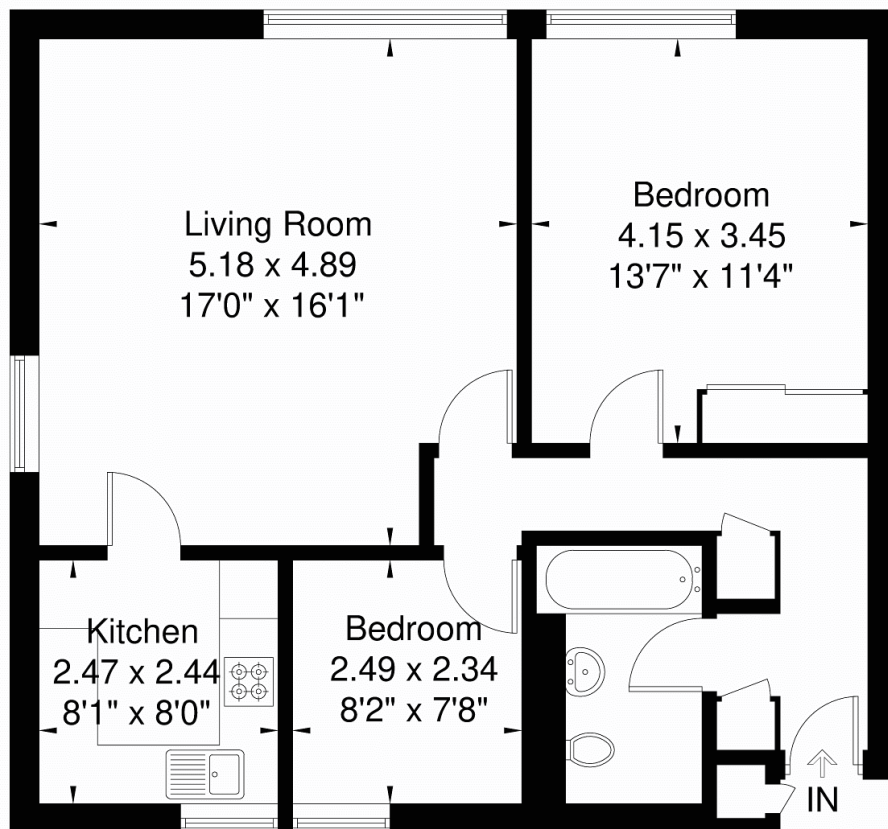
MAIN BEDROOM 13'7" × 11'4" (4.14m × 3.45m)

BEDROOM 8'2" × 7'8" (2.49m × 2.34m)

KITCHEN 8'1" × 8' (2.47m × 2.44m)



Homefield Park SM1
 Approximate Gross Internal Area = 66.2 sq m / 712 sq ft



First Floor
 66.2 sq m / 712 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		
69-80	C		
55-68	D	67	80
39-54	E		
21-38	F		
1-20	G		



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