



23 Homeland Drive, Sutton, SM2 5AU | Guide Price £580,000 Freehold

A bright and spacious 3 bedroom detached family home. Situated in South Sutton the property is convenient for Sutton town centre and mainline station, bus routes, reputable schooling and recreational facilities including a number of golf courses and open spaces close by. The house has been well maintained by the present owners and is offered for sale in good decorative order and with 'no chain'. On the ground floor there is a modern kitchen, wc and a spacious living room with doors opening to the landscaped garden whilst upstairs there are three bedrooms, a family bathroom and en-suite. An integral garage and additional parking to the front ensure there is always somewhere to park.

ENTRANCE HALL

DOWNSTAIRS WC

KITCHEN 9' 2" x 8' 2" (2.79m x 2.49m)

RECEPTION ROOM 19' 10" x 12' 4" (6.05m x 3.76m)

INTEGRAL GARAGE 17' 11" x 7' 10" (5.46m x 2.39m)

FIRST FLOOR LANDING

MASTER BEDROOM 11' 6" x 11' 2" (3.51m x 3.4m)

EN SUITE BATHROOM

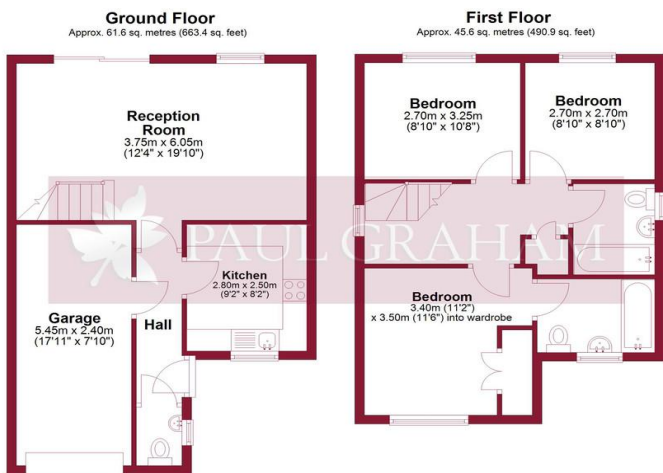
BEDROOM 2 10' 8" x 8' 10" (3.25m x 2.69m)

BEDROOM 3 8' 10" x 8' 10" (2.69m x 2.69m)

FAMILY BATHROOM

LANDSCAPED GARDENS TO REAR

PARKING TO FRONT



Total area: approx. 107.2 sq. metres (1154.3 sq. feet)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards. Produced for Paul Graham. Plan produced using PlanUp.



IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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