



HOMELAND DRIVE, SUTTON, SM2

£339,500 FREEHOLD

**A RECENTLY REFURBISHED ONE BEDROOM HOUSE
LOCATED WITHIN EASY REACH OF SUTTON TOWN
CENTRE AND BELMONT VILLAGE**

Winkworth

Cheam Office | 020 8770 7766 | cheam@winkworth.co.uk

winkworth.co.uk

See things differently



AT A GLANCE

- No Onward Chain
- 1 Bedroom
- Entrance Porch
- Living Room
- Dining Area
- Kitchen
- Bathroom
- Manageable Rear Garden
- Off Street Parking On Drive
- Council Tax Band D
- EPC Rating D

DESCRIPTION

This immaculately presented one bedroom house benefits from off street parking and a manageable rear garden and is within easy reach of a variety of transport links including Sutton and Belmont train stations, and numerous bus routes to surrounding areas.

The property is situated close to Belmont Village and Sutton town centre, both offering shops, restaurants and amenities, with the latter offering a more extensive range of retail shopping and supermarkets.

The accommodation consists of a useful entrance porch with exterior cupboard, a spacious living room, a dining area, a luxury fitted kitchen overlooking the front, a well-proportioned double bedroom with fitted wardrobe and a modern bathroom.

The property has recently undergone extensive refurbishment and redecoration works, some of which include a brand-new kitchen, new flooring and new carpets throughout.

Externally, the gated rear garden is accessed via a shared path and is high fence enclosed, mostly laid to lawn and includes a secluded patio area at the end of the garden. To the front, a driveway provides off street parking.

No Onward Chain.



ACCOMMODATION

Entrance Porch

Living Room - 13'3" x 8'8" max (4.04m x 2.64m max)

Dining Area - 8'10" x 6' max (2.7m x 1.83m max)

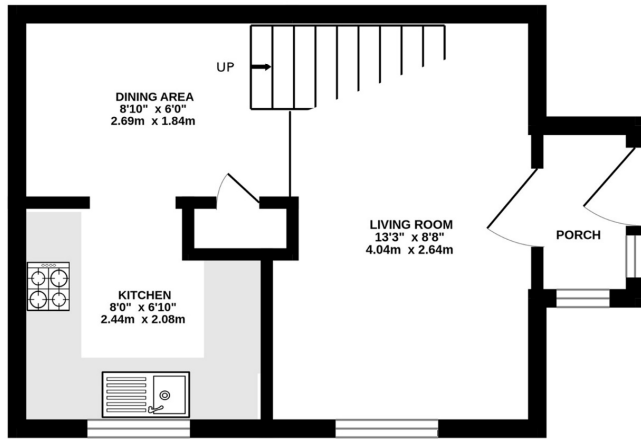
Kitchen - 8' x 6'10" max (2.44m x 2.08m max)

Bedroom - 11'1" x 10'5" max (3.38m x 3.18m max)

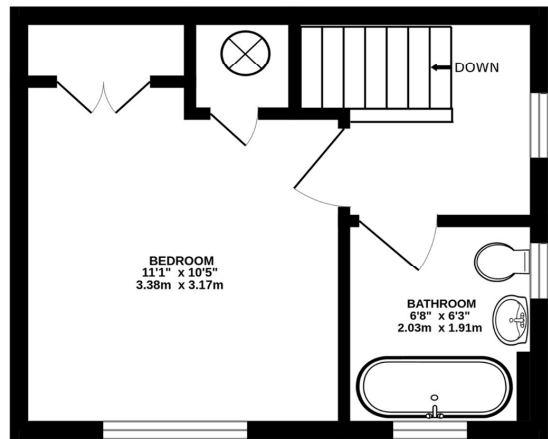
Bathroom - 6'8" x 6'3" max (2.03m x 1.9m max)

Rear Garden

Off Street Parking on Drive



GROUND FLOOR



FIRST FLOOR

Homeland Drive, Sutton

INTERNAL FLOOR AREA (APPROX.) 474 sq ft/ 44.0 sq m



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2024.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

