



HOMEFIELD PARK, SM1  
TOTAL APPROX FLOOR PLAN AREA 647 SQ.FT (60 SQ.M)  
SECOND FLOOR



## HOMEFIELD PARK, SUTTON SM1 2AN

OFFERS IN THE REGION OF £325,000

WELCOME TO THIS CHARMING PROPERTY LOCATED IN THE SOUGHT-AFTER HOMEFIELD PARK, SUTTON. THIS DELIGHTFUL SECOND FLOOR FLAT BOASTS A SPACIOUS RECEPTION ROOM, PERFECT FOR RELAXING OR ENTERTAINING GUESTS. WITH TWO BEDROOMS, THERE IS AMPLE SPACE FOR A SMALL FAMILY OR FOR THOSE WHO ENJOY HAVING A GUEST ROOM OR HOME OFFICE.

THE PROPERTY FEATURES A WELL-MAINTAINED BATHROOM, ENSURING CONVENIENCE AND COMFORT FOR THE RESIDENTS. ADDITIONALLY, THE AVAILABILITY OF PARKING FOR ONE VEHICLE IS A GREAT CONVENIENCE IN THIS BUSTLING AREA, WHERE PARKING CAN OFTEN BE A CHALLENGE.

SITUATED IN A VIBRANT NEIGHBOURHOOD WITH EASY ACCESS TO LOCAL AMENITIES, SCHOOLS, AND PARKS, THIS PROPERTY OFFERS A WONDERFUL OPPORTUNITY FOR ANYONE LOOKING TO SETTLE IN A FRIENDLY COMMUNITY WITH ALL THE NECESSARY CONVENIENCES WITHIN REACH.

DO NOT MISS OUT ON THE CHANCE TO MAKE THIS LOVELY FLAT YOUR NEW HOME IN THE HEART OF SUTTON. CONTACT US TODAY TO ARRANGE A VIEWING AND EXPERIENCE THE CHARM AND COMFORT THIS PROPERTY HAS TO OFFER.

- GARAGE EN BLOC FOR PARKING
- CLOSE TO LOCAL AMENITIES
- COMMUNAL GARDENS
- COUNCIL TAX BAND D
- EPC RATING D

