

# Butler's

thoughtful estate agency



Homeland Drive  
Sutton, SM2 5BJ

Offers in the region of £750,000



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# Homeland Drive

Sutton, SM2 5BJ

Nestled in one of Sutton's most coveted locations, this wonderful detached family home is offered with no onward chain and has so much to offer, both inside and out. It's situated in such a fabulous location, being in a secluded position that's on the doorstep of fabulous amenities, open spaces and outstanding schools - with transport links such as buses and Sutton/Belmont stations providing quick links into the City - you'll be from sofa to London in under an hour, amazing!

Sitting in your conservatory overlooking your garden, you will appreciate that this a fabulous place for you to enjoy a good book, catch some rays or even have a few friends over. Inside your home, you'll appreciate the fabulous layout and clean presentation, meaning you can just pack your bags and move straight in, whilst having a blank canvas to stamp your own style on.

The ground floor is a flowing, semi-open plan layout, offering a huge amount of versatility, so you can adapt the space to your own personal preference for relaxing, family get-togethers, dining and even for when you work from home. If you like to entertain, the large kitchen means you can cook up a storm in what is a truly well thought out and designed place for you to enhance your culinary skills.

Upstairs, this house certainly doesn't let you down; with 4 well-proportioned bedrooms and 2 bathrooms (one en-suite), there will be a tough choice about which one to make the kids rooms. You on the other hand won't have that issue, as the fantastic master is a great size and even has an integrated wardrobe.

Finishing off this lovely home is a cloakroom on the ground floor serving the property, and the bonus of ample parking leading to a garage, also giving you ability to park or provide additional storage if you are a family. So, if you are looking to buy and want a house that really is the complete package, look no further than Homeland Drive!







## GROUND FLOOR

Porch

Hallway

Living/Dining Room  
24'1 x 11'1 (7.34m x 3.38m)

Kitchen  
15'4 x 8'4 (4.67m x 2.54m)

Conservatory  
9'4 x 8'4 (2.84m x 2.54m)

Cloakroom

## FIRST FLOOR

Landing

Master Bedroom  
14'7 x 12'3 maximum (4.45m x 3.73m maximum)

En-Suite  
8'3 x 4'8 (2.51m x 1.42m)

Bedroom 2  
12'9 x 8'3 maximum (3.89m x 2.51m maximum)

Bedroom 3  
8'9 x 8'5 maximum (2.67m x 2.57m maximum)

Bedroom 4  
11'11 x 8'6 maximum (3.63m x 2.59m maximum)

Bathroom  
6'10 x 6'6 (2.08m x 1.98m)

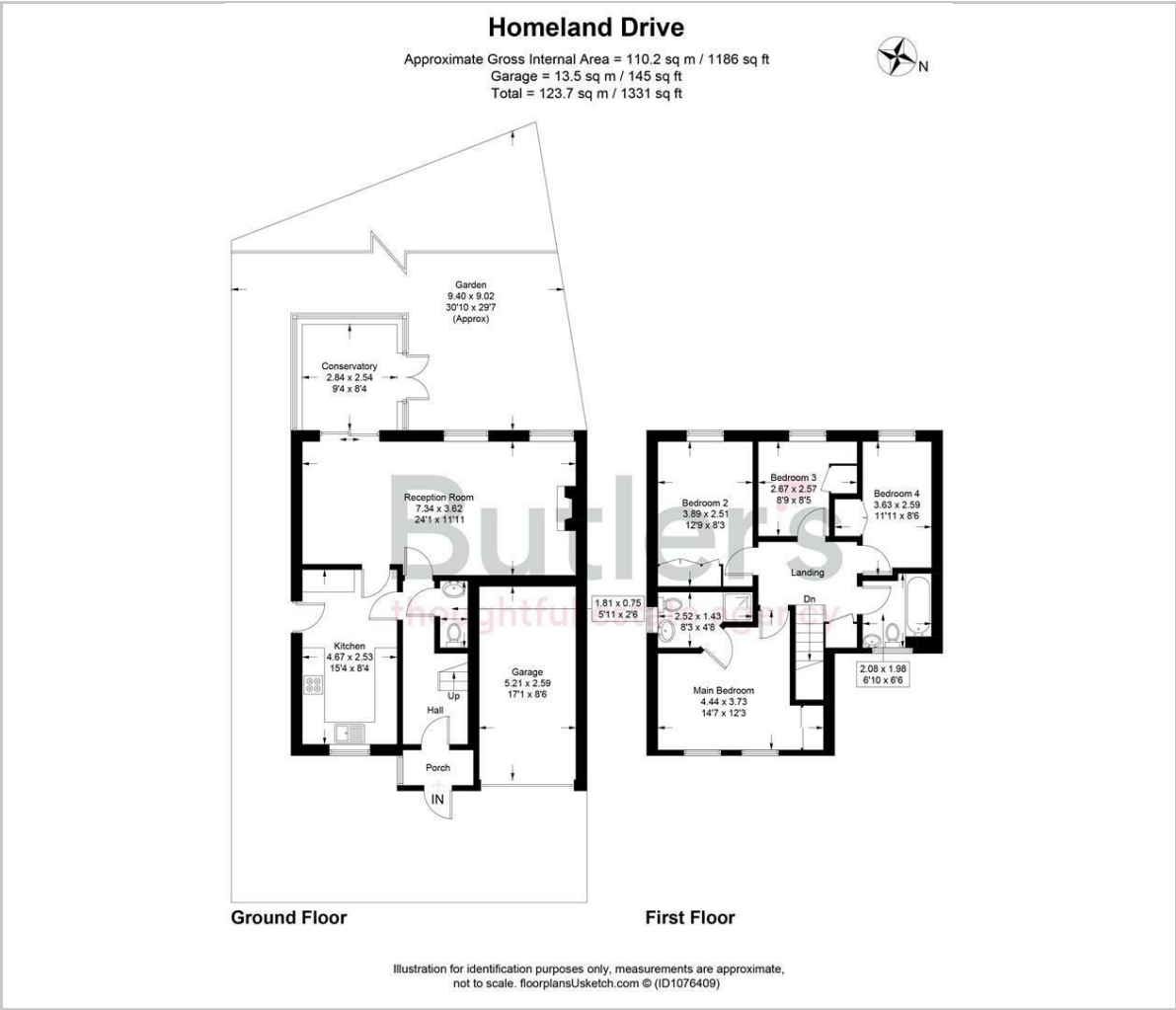
## OUTSIDE

Rear Garden

Garage  
17'1 x 8'6 (5.21m x 2.59m)

Driveway

Floor Plan

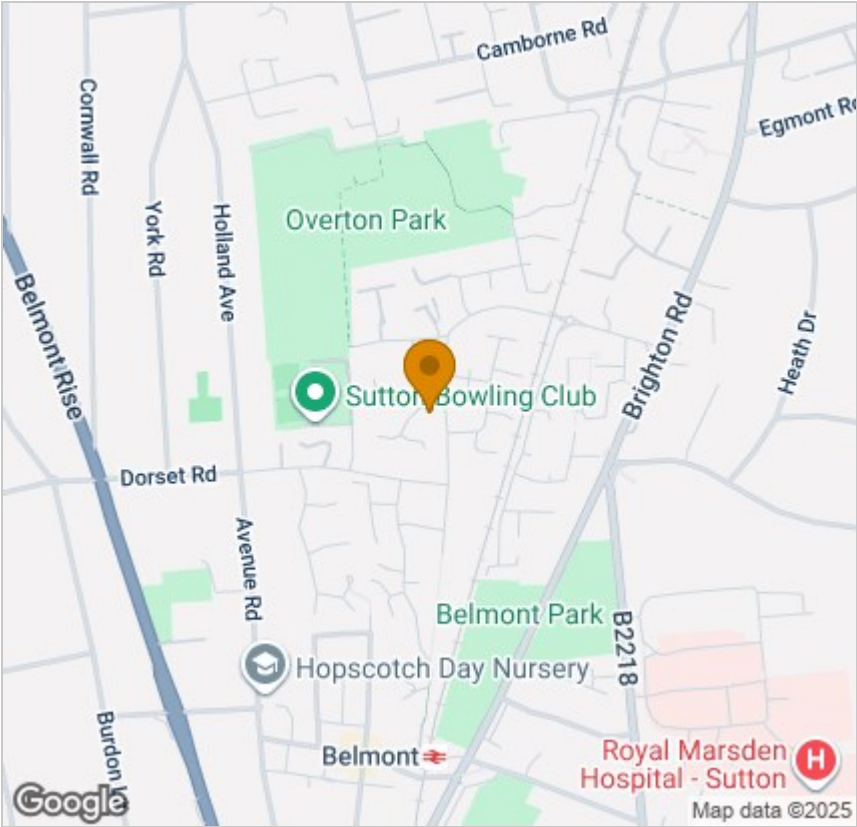


Viewing

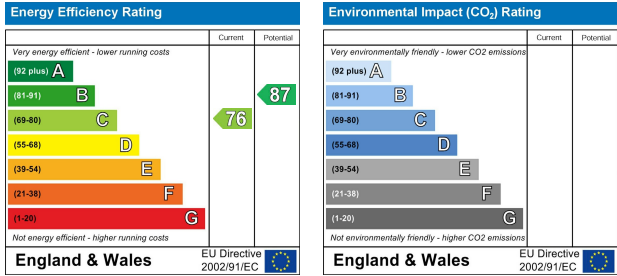
Please contact our Butler's Sales Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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