

# Butler's

thoughtful estate agency

Homeland Drive, Sutton, SM2 5BJ  
£2,600 Per month



4



2



2



C



# PROPERTY SUMMARY

Welcome to this charming detached house on Homeland Drive in Sutton!

This property boasts ample space with 2 reception rooms, perfect for entertaining guests or simply relaxing with your family. With 4 bedrooms, there's plenty of room for everyone to have their own space and privacy.

The 2 bathrooms ensure that there will be no more waiting in line during the morning rush, making hectic mornings a thing of the past. The property spans 1,331 sq ft, providing a comfortable and spacious environment for you to call home.

The property also benefits from parking for 2 vehicles and a garage, a rare find in this bustling area. Say goodbye to circling the streets in search of a parking spot - you'll have your own convenient space right at your doorstep.

Located in the desirable area of Sutton, this house offers a perfect blend of tranquillity and convenience. With easy access to local amenities, schools, and transport links, you'll have everything you need within reach.

Don't miss out on the opportunity to make this lovely house your new home. Book a viewing today and envision yourself living in this wonderful property on Homeland Drive!







## Homeland Drive

Approximate Gross Internal Area = 110.2 sq m / 1186 sq ft  
Garage = 13.5 sq m / 145 sq ft  
Total = 123.7 sq m / 1331 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1076409)


**LOCAL AUTHORITY**  
Sutton

**DEPOSIT REQUIRED**  
£3,288

**PROPERTY AVAILABLE DATE**  
18th September 2024

**COUNCIL TAX BAND**  
F

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>76</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**Butler's**  
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