

Homefield Park  
Sutton, SM1 2EA  
Offers in the region of £240,000



HOMEFIELD  
PARK  
Private  
Estate  
PARKING REGULATIONS APPLY

# Homefield Park, Sutton, SM1 2EA

Homefield Park is one of the most coveted developments in Sutton due to the central location - with this particular apartment benefiting from a share in the freehold and having no onward chain. Inside, you'll be amazed sitting in your spacious living room that doesn't just have ample room for you to sit back and relax in, but also has ample room for you to dine, whether it be with family or friends, or even when you throw one of your dinner parties. What's more, the room has elevated views due to you being on the third floor. So, what about the rest of the property? Well you'll certainly not be disappointed with the well-proportioned kitchen that has more than enough space to cook up a storm in, also benefiting from those great outlooks when you do. When it's time to catch up on some sleep, we'll bet that you'll have an amazing nights rest in your large master bedroom that will be your own little sanctuary of style and peace. All the rooms are served by an excellent bathroom - perfect to unwind in after a long day. Outside, we've already mentioned the landscaped gardens but the property features another big bonus - an allocated parking space, which is also the case for your guests, due to an array of visitor spaces within the development. Lastly we have to mention the location. Situated so close to town, you are only a stones throw from Sutton mainline station, the high street with fabulous shopping & amenities.



## THIRD FLOOR

Living/Dining Room  
16'10 x 16' (5.13m x 4.88m )

Kitchen  
7'8 x 6'9 (2.34m x 2.06m)

Bedroom  
12' x 9'9 maximum (3.66m x 2.97m maximum)

Bathroom  
8'6 x 5'2 (2.59m x 1.57m)



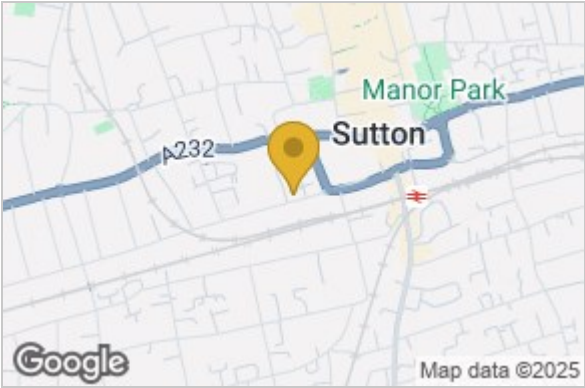
## OUTSIDE

Allocated Parking Space

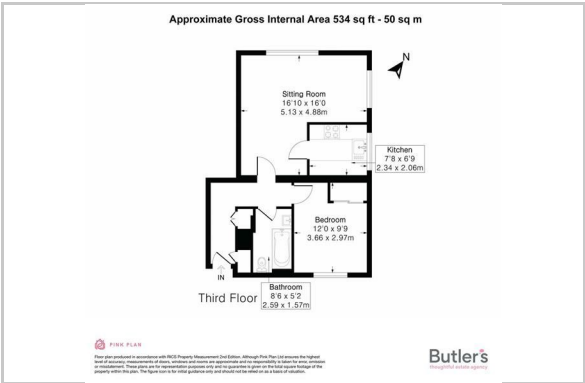
Visitors Parking

Communal Grounds

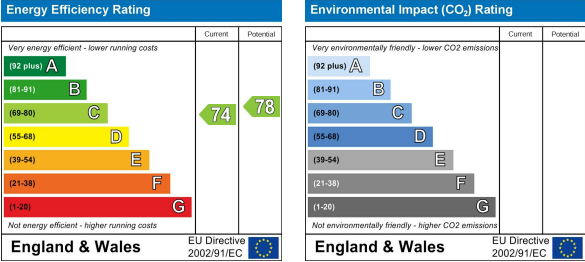
# Area Map



# Floor Plan



# Energy Efficiency Graph



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