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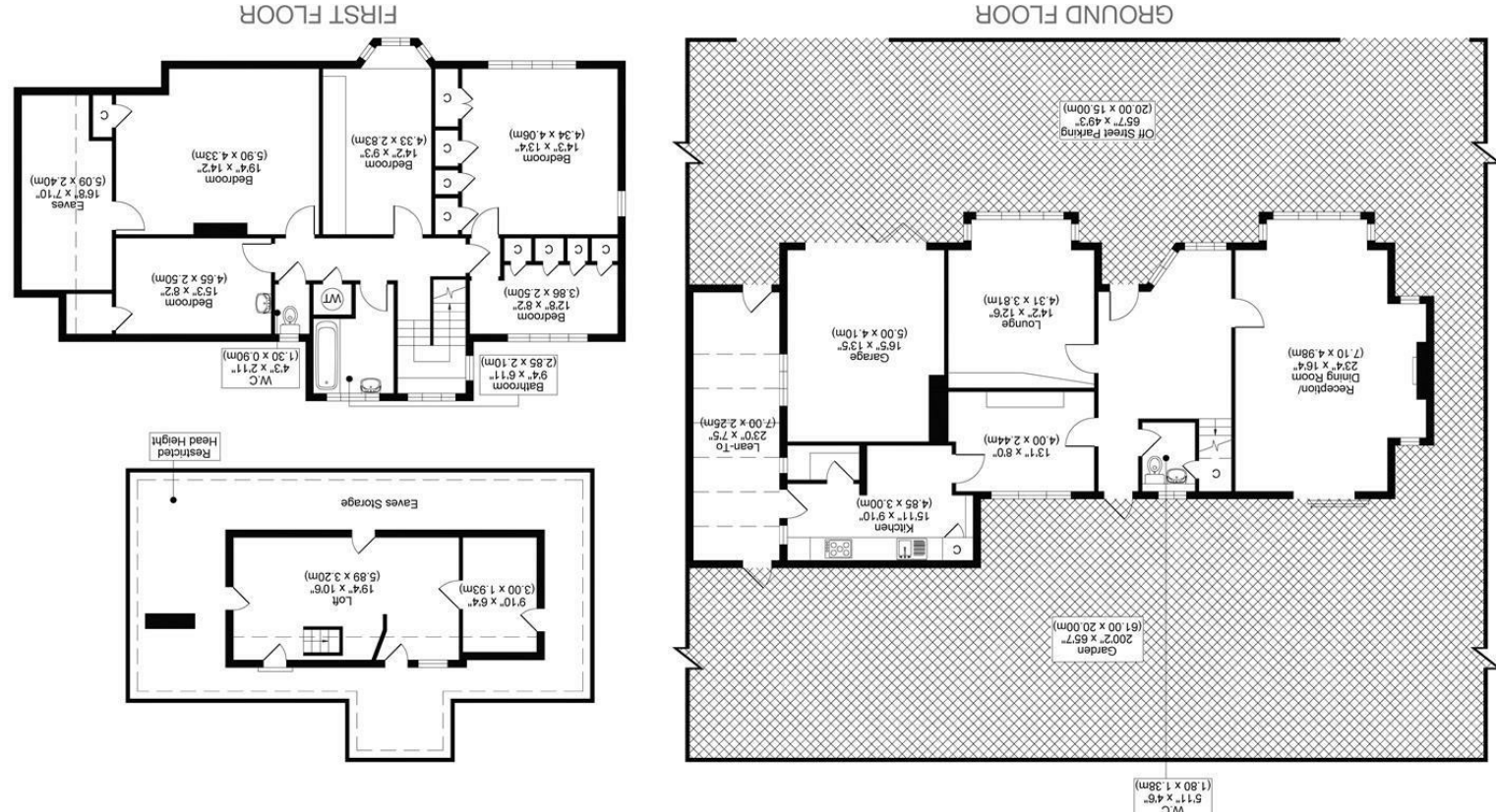
RICS

The Property Ombudsman

CHRISTIES

optica
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All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



HEATH DRIVE, SM2
 TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE & LOFT & LEAN TO & EAVES STORAGE & RESTRICTED HEAD HEIGHT
 3380 SQ.FT (314 SQ.M)
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE & LOFT & LEAN TO & EAVES STORAGE & RESTRICTED HEAD HEIGHT
 2045 SQ.FT (190 SQ.M)



CHRISTIES



HEATH DRIVE, SUTTON SM2 5RP

GUIDE PRICE £1,400,000

18 HEATH DRIVE, SUTTON, SM2 5RP

WE ARE ACTING IN THE SALE OF THE ABOVE PROPERTY AND HAVE RECEIVED AN OFFER OF £1,250,000 ON THE ABOVE PROPERTY. ANY INTERESTED PARTIES MUST SUBMIT ANY HIGHER OFFERS IN WRITING TO THE SELLING AGENT BEFORE EXCHANGE OF CONTRACTS TAKES PLACE.

IMAGINE THE POSSIBILITIES AS YOU STEP INTO THIS PROPERTY, OFFERING THE EXCITING OPPORTUNITY TO CREATE YOUR DREAM HOME. WITH LAPSED PLANNING PERMISSION FOR A RESIDENCE IN EXCESS OF 9,500 SQ. FT, THE SCOPE FOR EXPANSION AND PERSONALISATION IS TRULY EXCEPTIONAL.

THE EXISTING HOME IS IN NEED OF FULL REFURBISHMENT, PROVIDING A BLANK CANVAS FOR TRANSFORMATION. WHETHER YOU CHOOSE TO RENOVATE THE CURRENT STRUCTURE OR EMBARK ON A COMPLETE REDEVELOPMENT, THE POTENTIAL HERE IS LIMITLESS.

SET WITHIN ONE OF SUTTON'S MOST PRESTIGIOUS AND SOUGHT-AFTER LOCATIONS, THE PROPERTY ENJOYS A PEACEFUL, LEAFY SETTING WHILE REMAINING JUST MOMENTS FROM HIGHLY REGARDED SCHOOLS, LOCAL AMENITIES, AND EXCELLENT TRANSPORT LINKS INTO LONDON AND BEYOND.

THIS IS AN IDEAL PROJECT FOR THOSE LOOKING TO CREATE A BESPOKE FAMILY HOME IN AN ENVIABLE POSITION – COMBINING THE SERENITY OF SUBURBAN LIVING WITH ALL THE CONVENIENCE OF CITY CONNECTIVITY.

DO NOT MISS THIS RARE CHANCE TO CRAFT SOMETHING TRULY SPECIAL IN AN OUTSTANDING LOCATION.

- FIVE BEDROOMS
- DETACHED HOUSE
- SOUGHT AFTER LOCATION
- CLOSE TO LOCAL AMENITIES AND SCHOOLS
- COUNCIL TAX BAND G
- EPC RATING F

