

Kennedys'

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20, Heath Drive
Sutton
SM25RP

A beautifully presented five-bedroom detached family home on one of South Sutton's most desirable roads. Featuring a principal suite with dual walk-through closets, ensuite and Juliet balcony, an open-plan kitchen/dining area with centre island, family room, snug and formal sitting room with gas fire, and an exceptional utility room. With a mature rear garden, driveway parking, and versatile living spaces, this home offers an ideal setting for modern family life.

OIEO £1,400,000



5



4



3



6



- Five-bedroom detached family home
- Underfloor heating to a designated section of the ground floor
- Fully equipped kitchen with larder cupboards and butler sink
- Sonos sound system across family room, kitchen, and dining areas
- Second bedroom with ensuite and Juliet balcony
- Carriage Driveway for several vehicles
- Open-plan kitchen/dining area with centre island
- Large utility room with 2nd dishwasher
- Principal Suite - dressing area, ensuite and Juliet balcony
- Private, mature rear garden



PROPERTY DESCRIPTION

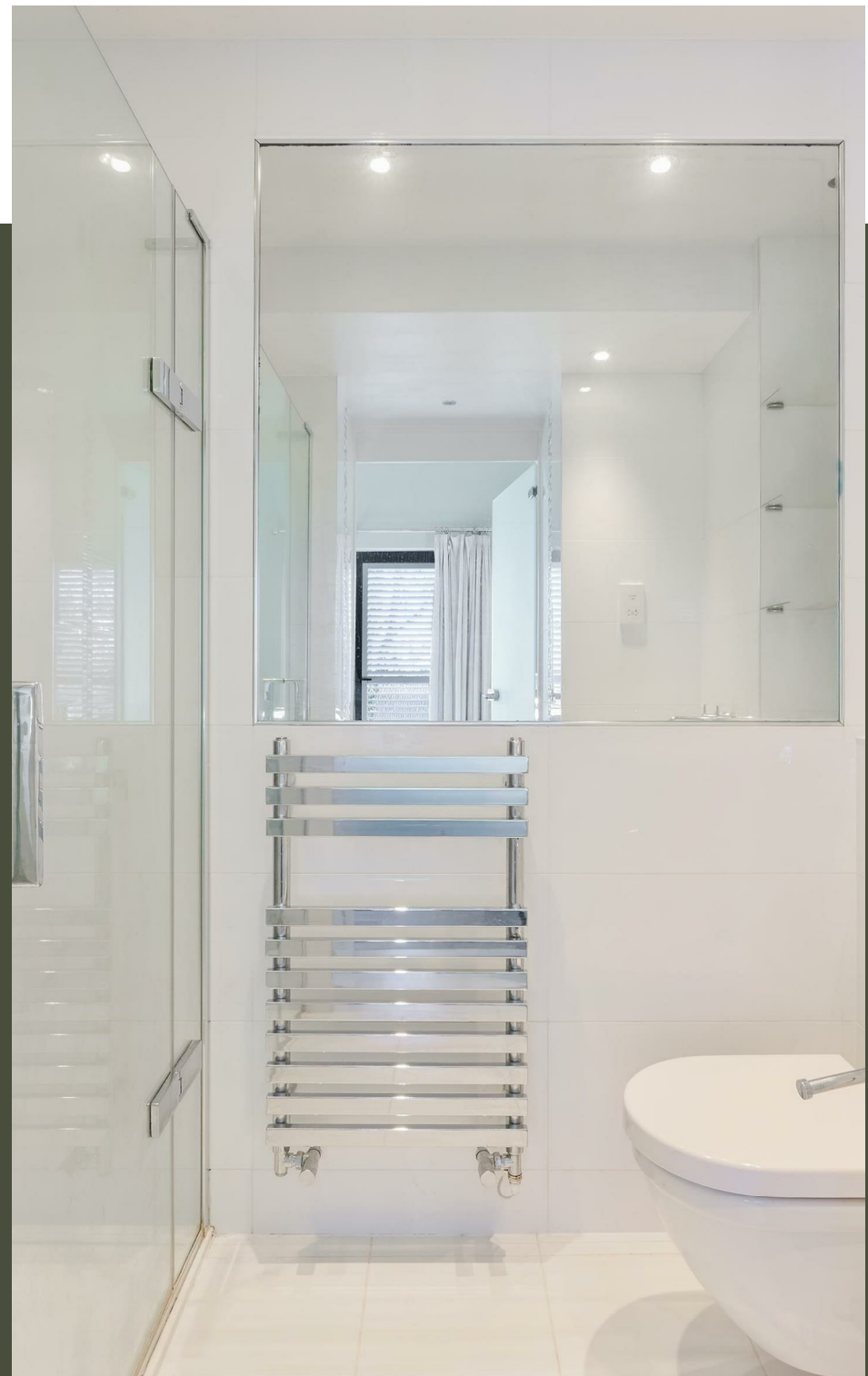
Set along one of Sutton's most admired residential roads, this handsome five-bedroom detached home stands out for its presence, proportions, and beautifully considered layout. Positioned on the quiet, tree-lined stretch of Heath Drive, the property enjoys a sense of space and privacy that is increasingly rare, offering an inviting environment that feels both established and welcoming from the very first impression. The property has been enlarged since our clients acquired it, with a double-storey extension.

From the moment you step inside, the scale and quality of the home become immediately evident. The generous entrance hall sets the tone, drawing you toward a series of expansive reception rooms, each with its own character and charm. Large windows frame views of the gardens and flood the ground floor with natural light, while the carefully planned configuration ensures a harmonious flow throughout. Formal and informal living spaces sit comfortably alongside one another, providing versatility for family life, entertaining, and quieter moments alike.

The kitchen/dining room is a true centrepiece, a substantial, beautifully designed space crafted for comfort and connection. With extensive cabinetry, generous work surfaces, and direct access to the rear garden, it is perfectly suited to relaxed daily living as well as larger gatherings. Its openness and sociable layout create an inviting atmosphere that naturally draws people together.

Upstairs, the property offers exceptional accommodation across five well-appointed bedrooms, all featuring built-in wardrobes. The principal suite is a standout, benefitting from its own en-suite bathroom and a spacious walk-in wardrobe, creating a luxurious private retreat. Bedroom two also enjoys an en-suite, ideal for guests or older children seeking extra privacy.

The remaining three bedrooms are served by a modern family bathroom, offering comfort and practicality in equal measure. The layout ensures both flexibility and balance, allowing the upstairs space to evolve effortlessly with family needs over time.









LOCAL AREA AND AMENITIES

Outside, the home continues to impress with a beautifully maintained private rear garden that provides a peaceful extension of the living space. Mature planting, generous lawned areas, and dedicated seating spots create an ideal setting for relaxation or outdoor entertaining. A charming summerhouse adds versatility, perfect as a studio, office, or leisure space, while additional garden storage ensures everyday practicality. The property also benefits from driveway parking, further enhancing its convenience.



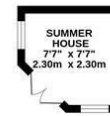
Heath Drive itself elevates the offering, known for its attractive homes, mature greenery, and strong community feel. Within easy reach of excellent local schools, swift transport links into London, and Sutton's well-loved parks and open spaces, this exceptional residence represents a rare opportunity to secure a substantial family home in one of the area's most coveted addresses.

The location is perfect for commuters, approximately a 10-minute walk to Sutton with a wonderful combination of High Street shops, independent shops, restaurants and cafes and mainline station. Trains from Sutton offer access to London Bridge and London Victoria in just 32 minutes. Nearby Carshalton Beeches is just a 20 minute walk, with its smaller selection of independent shops and train station.

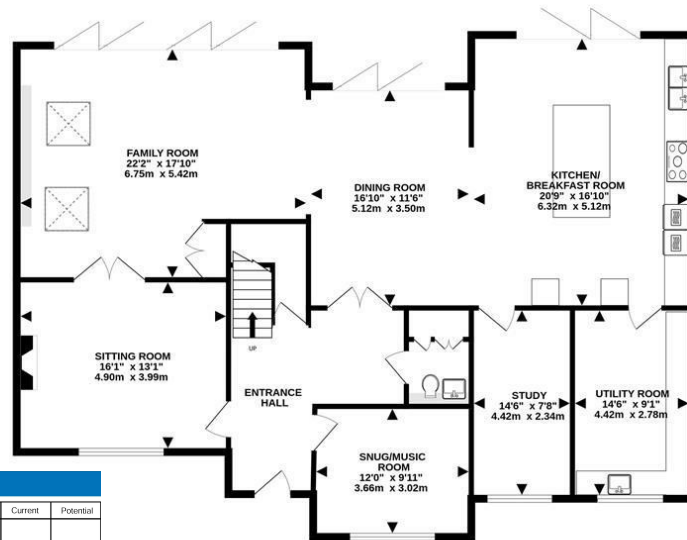


The property offers excellent choice in terms of schooling with a variety of state and independent schooling all within easy reach. This includes The Avenue Primary Academy, Barrow Hedges Primary School, Seaton House, Devonshire Primary School, Harris Academy Sutton as well as local grammar schools including Sutton Grammar School for Boys and Nonsuch High School for Girls, Wallington Girls and Wallington Boys. Local recreational facilities are well catered for with Cuddington Golf Club, David Lloyd Cheam, Sutton and Cheam Squash and Tennis Club, as well as Nonsuch, Cheam and Overton Parks.

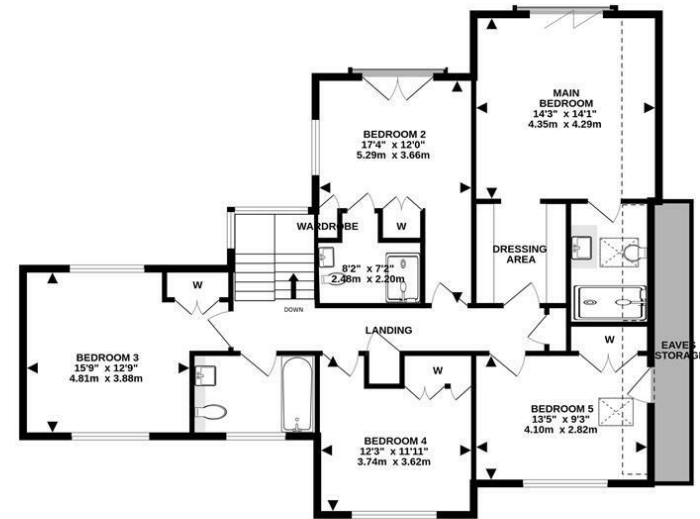
For more information or to arrange a viewing please contact Peter Kennedy on 01737 817718.



OUTBUILDINGS
102 sq.ft. (9.5 sq.m.) approx.



GROUND FLOOR
1712 sq.ft. (159.0 sq.m.) approx.



1ST FLOOR
1198 sq.ft. (111.3 sq.m.) approx.

TOTAL FLOOR AREA : 3011 sq.ft. (279.8 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

20, Heath Drive

If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE: Freehold

EPC RATING: C

COUNCIL: Sutton

TAX BAND: G

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



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