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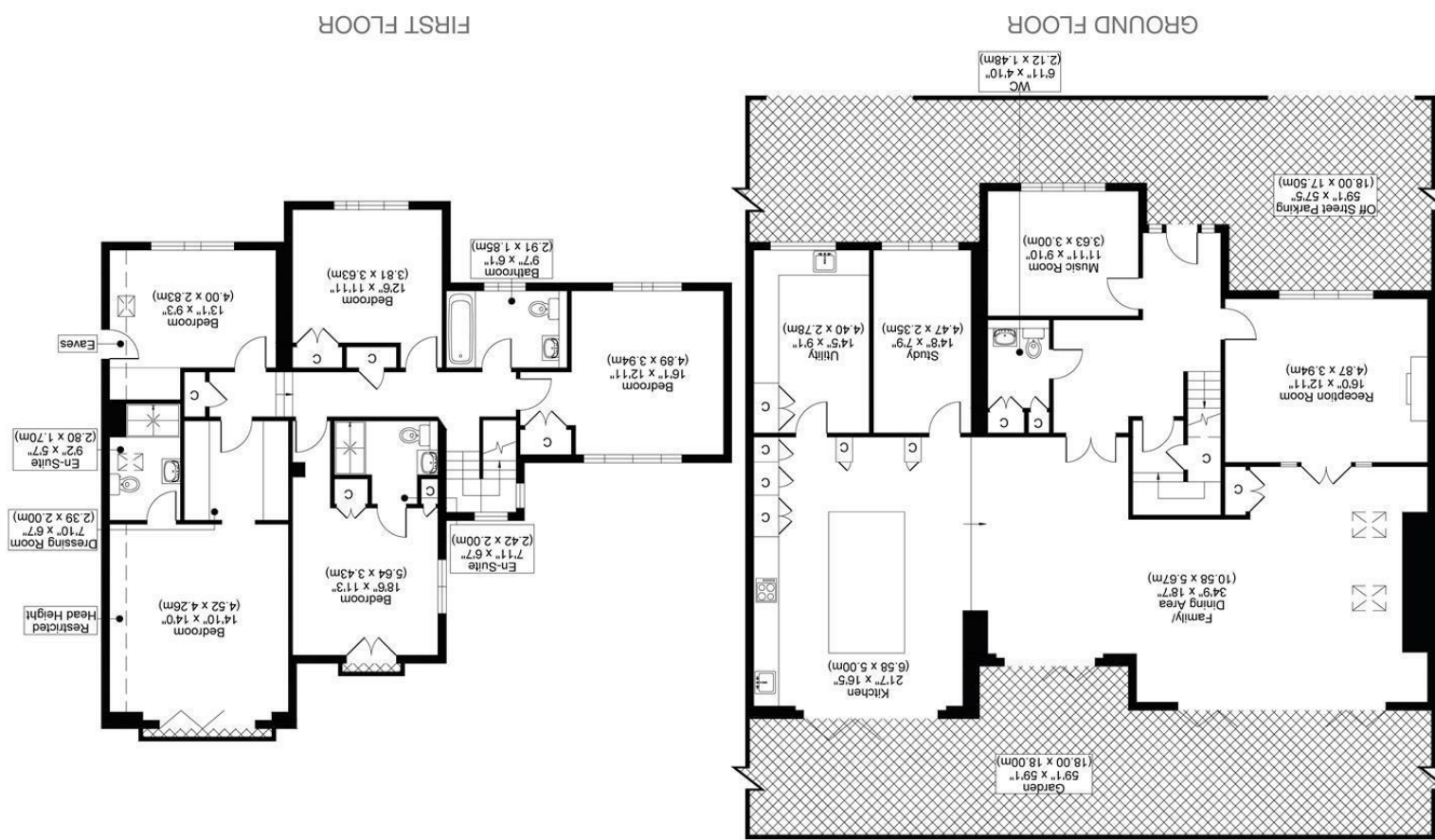
RICS

The Property Ombudsman

CHRISTIES

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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 RESTRICTED HEAD HEIGHT 3114 SQ.FT (289 SQ.M)  
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING RESTRICTED HEAD HEIGHT 3079 SQ.FT (286 SQ.M)



CHRISTIES



# HEATH DRIVE, SM2 5RP

LOCATED IN THE HIGHLY SOUGHT-AFTER AREA OF SOUTH SUTTON, THIS SUBSTANTIAL DETACHED RESIDENCE OFFERS AN EXCEPTIONAL BLEND OF SPACE, ELEGANCE, AND MODERN FAMILY LIVING.

ORIGINALLY BUILT IN 1954, THE PROPERTY HAS BEEN METICULOUSLY MAINTAINED AND IS PRESENTED IN EXCELLENT CONDITION THROUGHOUT. EXTENDING TO APPROXIMATELY 3,000 SQ. FT, THE HOME PROVIDES GENEROUS AND WELL-BALANCED ACCOMMODATION IDEAL FOR BOTH EVERYDAY LIVING AND ENTERTAINING.

THE GROUND FLOOR BOASTS FOUR SPACIOUS RECEPTION ROOMS, OFFERING EXCELLENT FLEXIBILITY FOR FORMAL ENTERTAINING, FAMILY LIVING, OR HOME WORKING. THE PROPERTY FURTHER BENEFITS FROM FIVE WELL-PROPORTIONED BEDROOMS AND THREE BATHROOMS, PROVIDING AMPLE SPACE AND COMFORT FOR GROWING FAMILIES AND VISITING GUESTS ALIKE. EXTERNALLY, THE GENEROUS REAR GARDEN OFFERS THE PERFECT SETTING FOR ENTERTAINING AND HOSTING GATHERINGS WITH EASE.

POSITIONED IN A PRIME RESIDENTIAL LOCATION, THE PROPERTY IS WITHIN EASY REACH OF A RANGE OF LOCAL AMENITIES, INCLUDING WELL-REGARDED SCHOOLS, SHOPS, AND GREEN SPACES. SOUTH SUTTON IS PARTICULARLY POPULAR FOR ITS STRONG SENSE OF COMMUNITY AND EXCELLENT TRANSPORT LINKS, PROVIDING CONVENIENT ACCESS INTO CENTRAL LONDON AND SURROUNDING AREAS.

THIS IS A RARE OPPORTUNITY TO ACQUIRE A SUBSTANTIAL FAMILY HOME IN ONE OF SOUTH SUTTON'S MOST DESIRABLE LOCATIONS. EARLY VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE SPACE, QUALITY, AND LIFESTYLE THIS IMPRESSIVE PROPERTY HAS TO OFFER.

**OFFERS IN EXCESS OF £1,500,000**

- FIVE BEDROOMS
- THREE BATHROOMS
- STUNNING CONDITION
- SOUGHT AFTER LOCATION
- COUNCIL TAX BAND G
- EPC RATING C

