CHRISTIES



Heath Drive, Sutton, SM2

Approximate Area = 2649 sq ft / 246.1 sq m
Garage = 148 sq ft / 13.7 sq m
Total = 2797 sq ft / 259.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Centro Residential Sales and Lettings Limited. REF: 1539208

Heath Drive, Surrey SM2 5RP

Guide Price £1,250,000

GUIDE PRICE: £1,250,000 - £1,350,000

Situated on the highly desirable Heath Drive, this impressive, detached family home offers an excellent combination of space, comfort, and location, making it an ideal choice for families looking to settle in a sought-after residential area.

The property boasts four generous bedrooms and two well-appointed bathrooms, while two inviting reception rooms provide ample space and great versatility for entertaining, cosy family evenings or working from home. Outside, the large, south-east-facing garden is superb for entertaining.

The exceptionally large loft has excellent potential to create two further sizeable bedrooms with bathrooms, and there is generous scope to extend the kitchen and lounge at the rear (subject to planning).

The property occupies an enviable position for families, falling within the catchment area for outstanding-rated Harris Academy and benefiting from an exceptional choice of highly regarded state, grammar and independent schools nearby. Sutton High street with it's array of shops and station is also within easy reach, with the commute into Central London taking just over 30 minutes.

Combining spacious accommodation, a desirable detached position and a sought-after location, this wonderful home presents an excellent opportunity for buyers looking to enjoy all the benefits of comfortable family living.

Early viewing is highly recommended to fully appreciate the space, setting and potential this fantastic property has to offer.

- Four Bedrooms
- Two Bathrooms
- Sought After Location
- Harris Academy Catchment
- Council Tax Band G
- EPC Rating D













