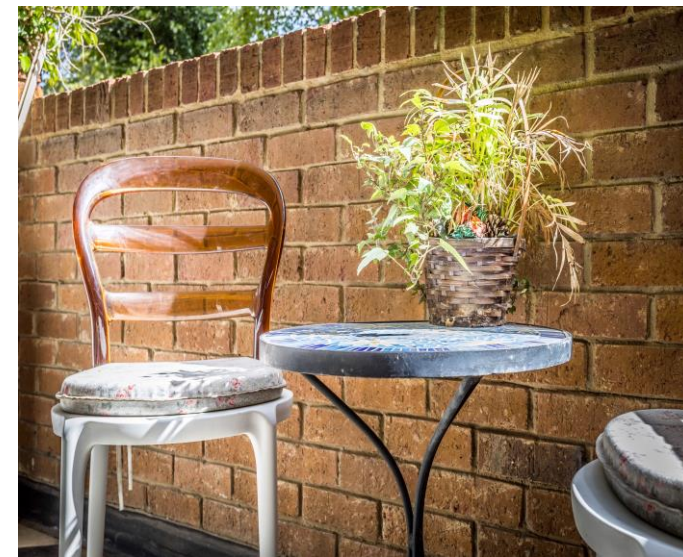




  
HENLEY HOMES

207 Homefield Park | Sutton  
Surrey | SM1 2EA |





An immaculately presented 2 bedroom first floor apartment set in one of Sutton's most popular block, Homefield Park. This flat has 2 bedrooms, modernised bathroom, sitting / dining room and also has the benefit of a private balcony and garage. The flat is located in the heart of Sutton so within walking distance to the Town centre and also to Sutton mainline station, this flat is also centrally located for excellent primary and secondary schools. This property is being offered to the market with no ongoing chain. The property is share of freehold with a long lease.



**Kitchen 11' 1" x 8' 0" (3.38m x 2.44m)**

Front aspect, space for fridge / freezer, electric oven with gas hob and extractor hood, space for washing machine, high and level storage.

**Bathroom 6' 8" x 5' 8" (2.03m x 1.73m)**

Ceramic tiled walls and floor, low level WC, wash hand basin on vanity unit, panelled bath with hand held shower attachment, heated towel rail.





**Bedroom 1** 13' 7" x 12' 8" (4.14m x 3.86m)  
Rear aspect, fitted wardrobes.

**Bedroom 2** 13' 7" x 9' 8" (4.14m x 2.94m)  
Rear aspect, fitted wardrobes.



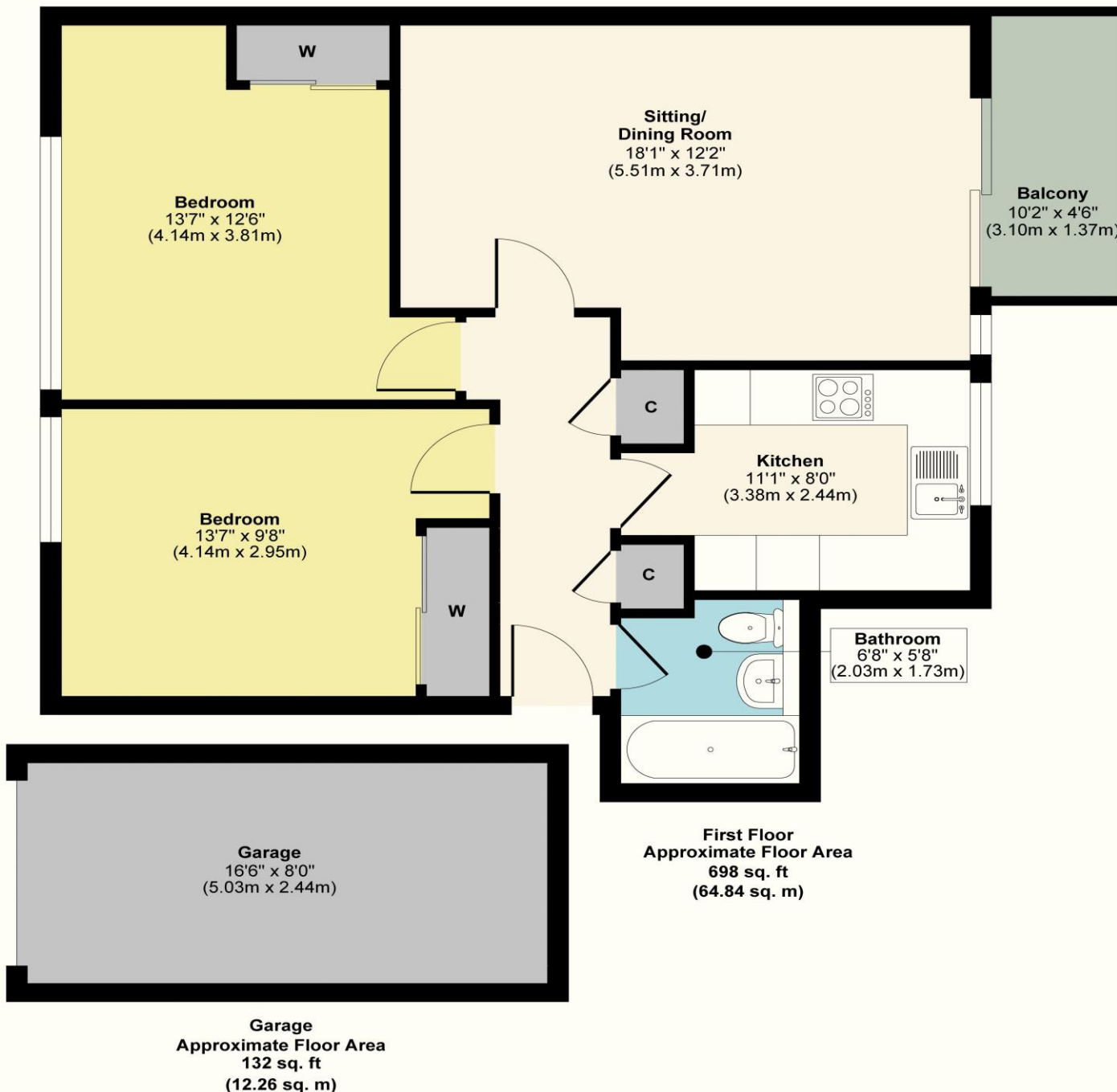


**Sitting / Dining Room** 18' 1" x 12' 2" (5.51m x 3.71m)  
Front aspect, wood effect laminate flooring, patio doors leading onto the balcony.

**Balcony** 10' 2" x 4' 6" (3.10m x 1.37m)

**Garage** 16' 6" x 8' 0" (5.03m x 2.44m)

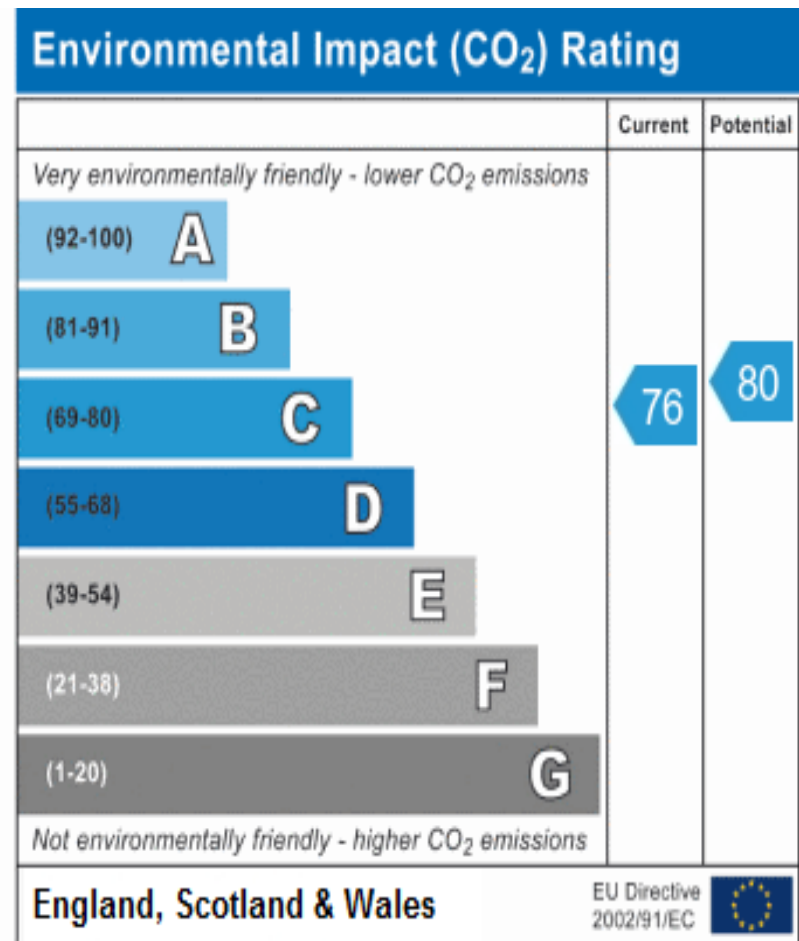
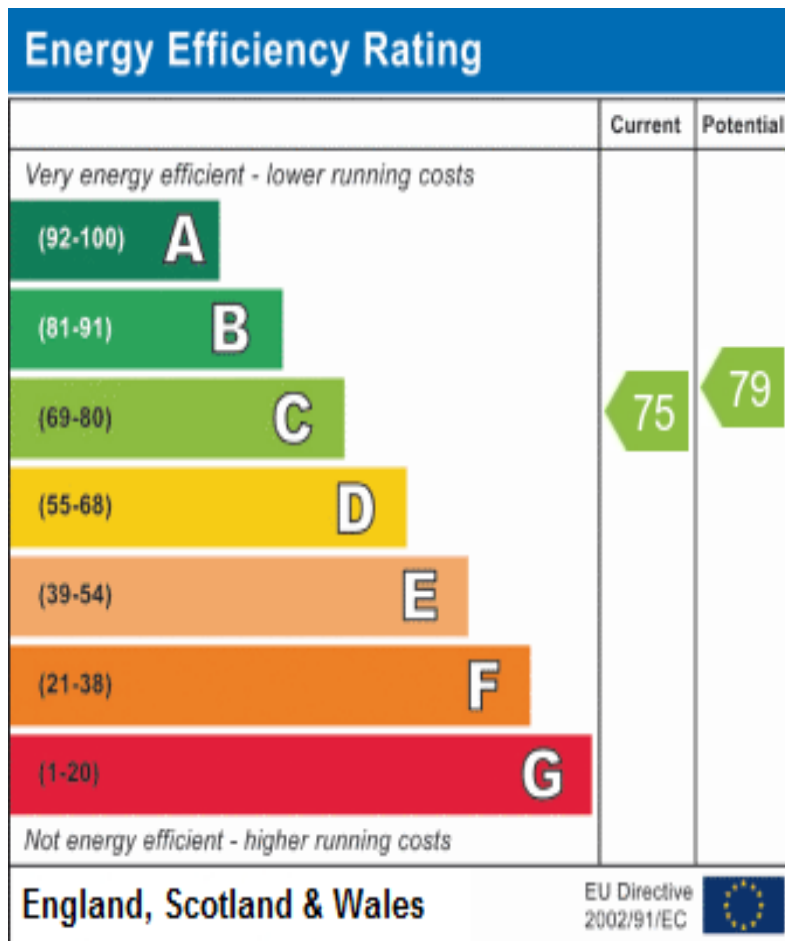




**Approx. Gross Internal Floor Area 830 sq. ft / 77.10 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.





These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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