



178 Homefield Park
Sutton, SM1 2DZ
Offers over £300,000



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Watson Homes Cheam are pleased to offer this larger than average two bedroom third floor flat with share of freehold, in a prime central Sutton location only a few minutes walk from Sutton Mainline Station and Town Centre, with many shops, restaurants, gyms and transport links in easy reach. Good local schools are also close by.

This property offers spacious accommodation throughout featuring an 18ft reception room with private balcony, a bathroom, two double bedrooms and a kitchen. There is also a garage en-bloc. A viewing is advised to appreciate the size and space this flat has to offer.

Accommodation

Security phone entry system, door into communal hallway. Stairs to 3rd floor. Front door into...

Entrance Hall

Two built in storage cupboards, laminate flooring, security phone entry system, radiator.

Living Room

Radiator, fitted carpet, windows to side aspect and door to private balcony.

Balcony

Kitchen

Range of fitted cupboards, laminate worktop, inset stainless steel sink with chrome mixer tap, space for cooker, washing machine and fridge, tiled splashback, vinyl flooring, windows to





side aspect

Bedroom One
Fitted wardrobes with mirrored sliding door, radiator, fitted carpet, window to side aspect.

Bedroom Two
Fitted wardrobes with mirror sliding door, radiator, fitted carpet, window to side aspect



Bathroom
Bath with chrome taps, electric shower, extractor fan, WC, pedestal wash hand basin with chrome taps, part tiled walls, tiled flooring, radiator.

Outside

Well kept communal garden and grounds

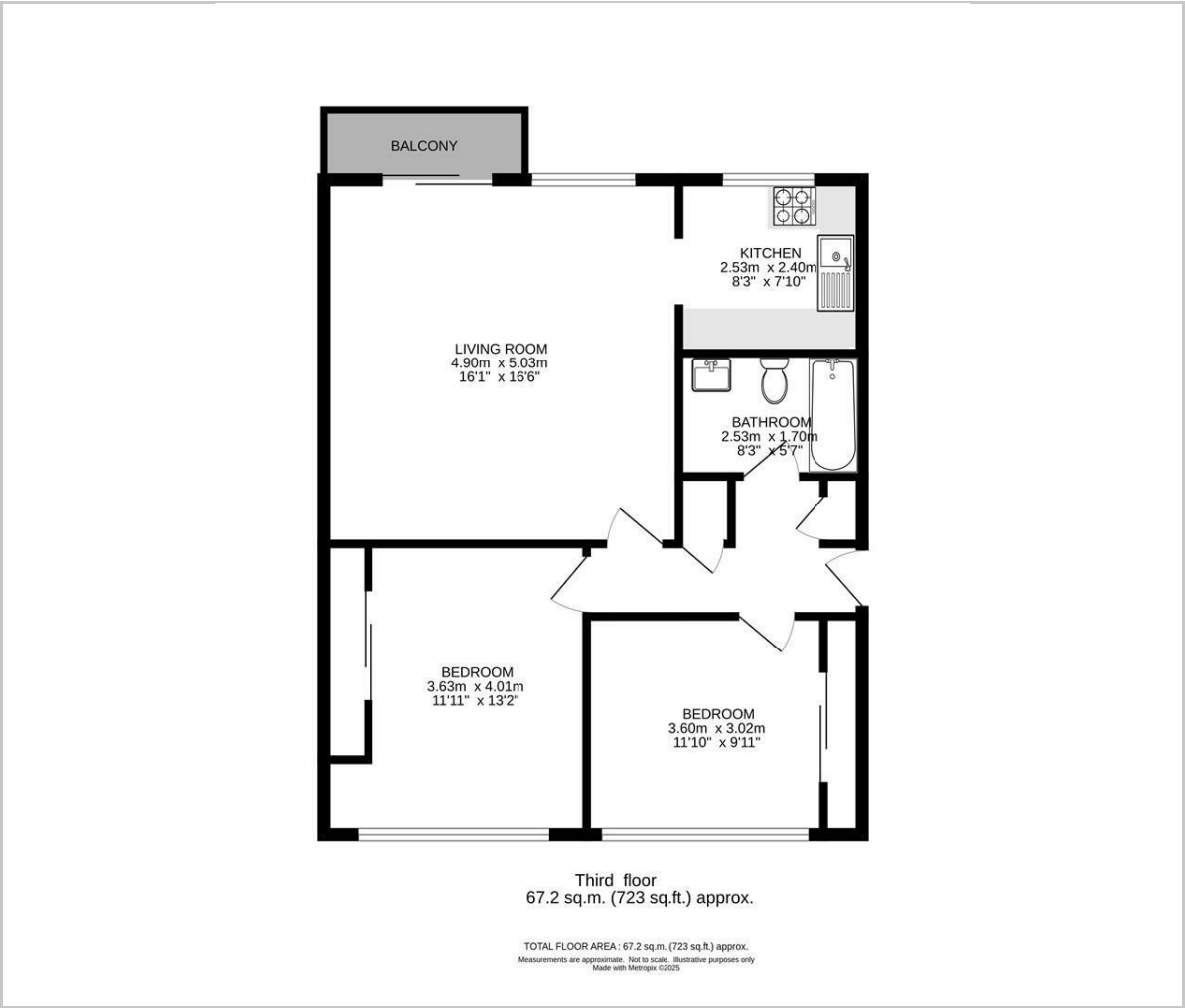
Garage en-bloc



BUYER'S INFORMATION

Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete

Floor Plan

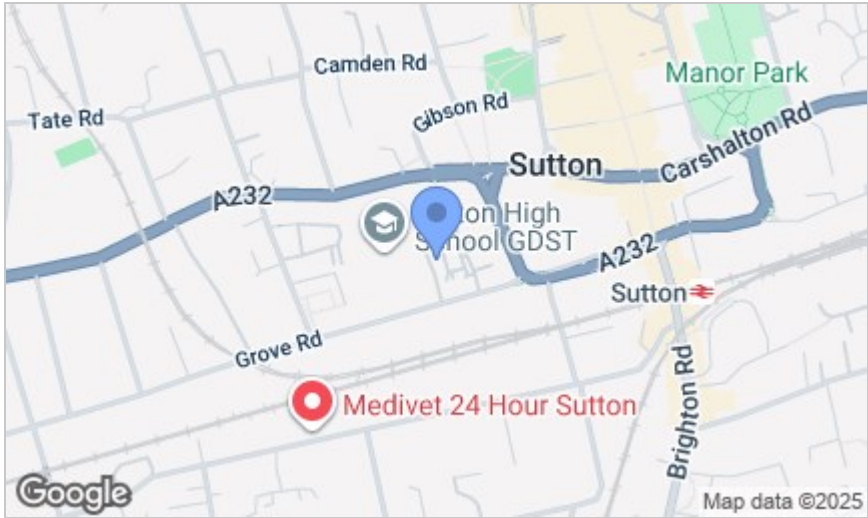


Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline 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 this firms employment has the authority to make or give any representation or warranty in respect of the

Area Map



Energy Efficiency Graph

