



**Guide Price**  
**£300,000**

**Share of  
Freehold**

2x  1x  1x 

**Homefield Park, Sutton,  
SM1**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards



## Main features

- No onward chain to wait for
- Private balcony
- Very popular development moments from Town Centre
- Excellent location for commuters but plenty of space for homeworking
- Conveniently situated for schools

## Accommodation

### SECOND FLOOR

Entrance Hall

Lounge/Diner: 16'5 maximum x 16'1 maximum (5.01m x 4.91m)

Balcony

Kitchen: 8'2 x 7'10 (2.49m x 2.39m)

Bedroom 1: 13'1 x 11'6 (3.99m x 3.51m)

Bedroom 2: 11'6 x 9'10 (3.51m x 3.00m)

Bathroom

### OUTSIDE

Communal Gardens

Garage

**Second Floor**  
Approx. 69.1 sq. metres (743.7 sq. feet)



Call Sutton - 020 8661 0330 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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