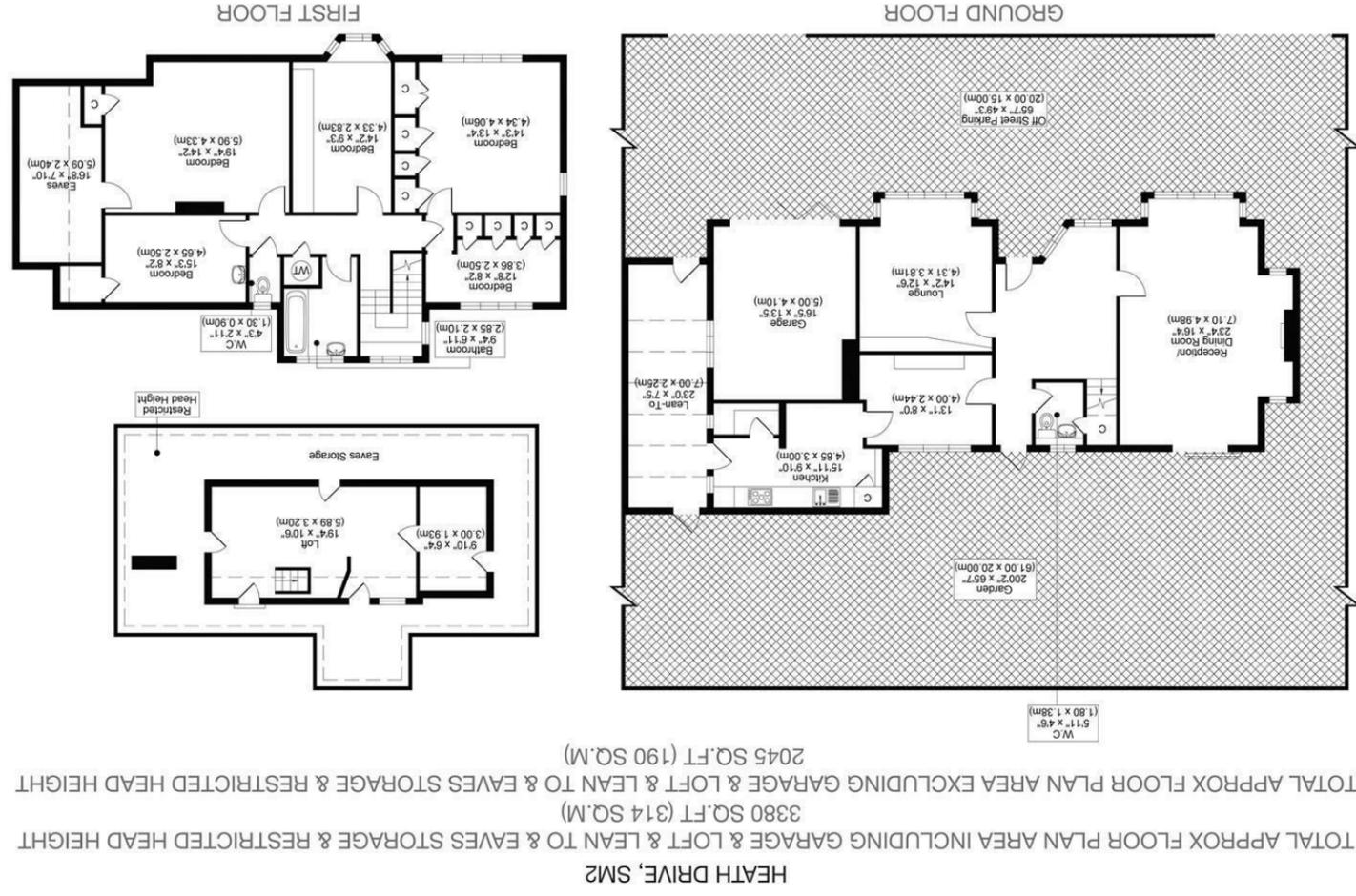




All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



HEATH DRIVE, SUTTON SM2 5RP

GUIDE PRICE £1,400,000

IMAGINE THE POSSIBILITIES AS YOU STEP INTO THIS PROPERTY, OFFERING THE EXCITING OPPORTUNITY TO CREATE YOUR DREAM HOME. WITH LAPSED PLANNING PERMISSION FOR A RESIDENCE IN EXCESS OF 9,500 SQ. FT, THE SCOPE FOR EXPANSION AND PERSONALISATION IS TRULY EXCEPTIONAL.

THE EXISTING HOME IS IN NEED OF FULL REFURBISHMENT, PROVIDING A BLANK CANVAS FOR TRANSFORMATION. WHETHER YOU CHOOSE TO RENOVATE THE CURRENT STRUCTURE OR EMBARK ON A COMPLETE REDEVELOPMENT, THE POTENTIAL HERE IS LIMITLESS.

SET WITHIN ONE OF SUTTON'S MOST PRESTIGIOUS AND SOUGHT-AFTER LOCATIONS, THE PROPERTY ENJOYS A PEACEFUL, LEAFY SETTING WHILE REMAINING JUST MOMENTS FROM HIGHLY REGARDED SCHOOLS, LOCAL AMENITIES, AND EXCELLENT TRANSPORT LINKS INTO LONDON AND BEYOND.

THIS IS AN IDEAL PROJECT FOR THOSE LOOKING TO CREATE A BESPOKE FAMILY HOME IN AN ENVIABLE POSITION – COMBINING THE SERENITY OF SUBURBAN LIVING WITH ALL THE CONVENIENCE OF CITY CONNECTIVITY.

DO NOT MISS THIS RARE CHANCE TO CRAFT SOMETHING TRULY SPECIAL IN AN OUTSTANDING LOCATION.

- FIVE BEDROOMS
- DETACHED HOUSE
- SOUGHT AFTER LOCATION
- CLOSE TO LOCAL AMENITIES AND SCHOOLS
- COUNCIL TAX BAND G
- EPC RATING F

