



Hillview Road
Sutton, SM1 3NS
Guide price £575,000



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GUIDE PRICE £575,000 - £600,000 Nestled in one of Sutton's most convenient roads, this handsome, refurbished home has so much to offer, both inside and out. Firstly, we have to talk location. Hillview Road will surpass your expectations, as it's just a quick stroll into the high street, with you having outstanding schooling in close proximity. Buses and Sutton mainline station provide quick links into the City, so you can be into London in well under an hour. Despite all of this, sitting in your landscaped rear garden, you'd be forgiven for thinking you were on holiday - a tranquil space for you to enjoy a good book, catch some rays or even have a few friends over for a barbeque during these warmer months. On the ground floor there is a huge amount of versatility, so be prepared to be impressed. A fabulous, light and airy lounge is great for cozy nights in, with get togethers and dinner parties being a breeze in the fantastic kitchen/dining area that offers a more formal space, something you've probably been dreaming of for some time now. If we're on the money with the latter, the lovely kitchen means you can cook up a storm in what is a truly well thought out and designed place for you to enhance your culinary skills. Upstairs, this house doesn't let you down, as there are two double bedrooms and a single, synonymous with the period of build - with the added bonus of both double bedrooms having spacious fitted wardrobes ready for you to unpack right away.



GROUND FLOOR

- Hallway
- Living Room
15'4 x 11'5 (4.67m x 3.48m)
- Kitchen/Dining Room
19'6 x 17'00 (5.94m x 5.18m)

WC
4'7x3'3 (1.40mx0.99m)

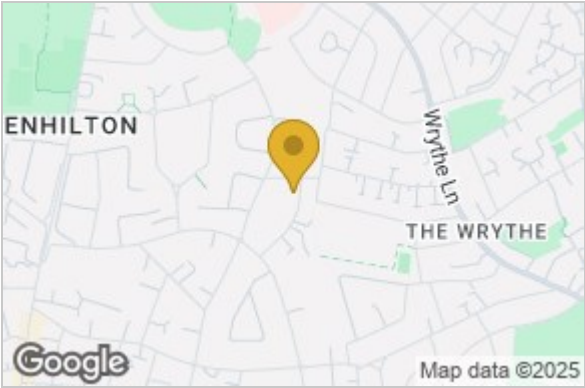
FIRST FLOOR

- Bedroom
15'11x10'4 (4.85mx3.15m)
- Bedroom
11'5x10'04 (3.48mx3.15m)
- Bedroom
9'10x 6'1 (3.00mx 1.85m)
- Bathroom
8'6x 6'2 (2.59mx 1.88m)

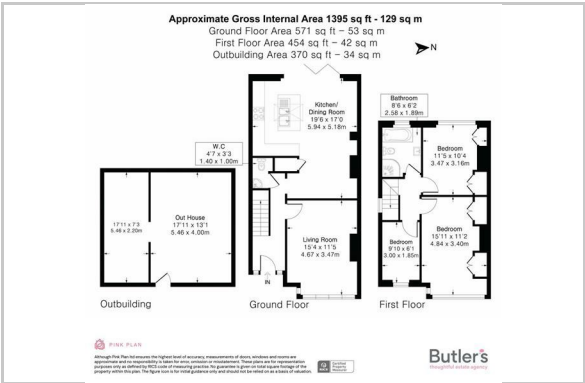


- OUTSIDE
- Driveway
- Rear Garden
- Outbuilding

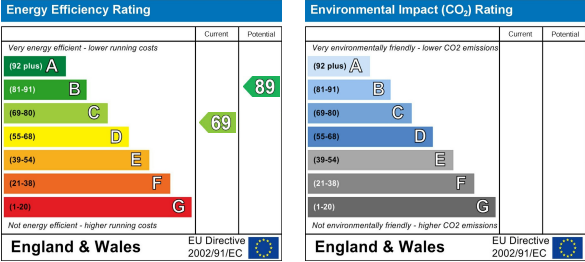
Area Map



Floor Plan



Energy Efficiency Graph



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