



51 Hillview Road, Sutton, Surrey, SM1 3NS



Guide price £600,000

**Cromwells**  
ESTATE AGENTS



# 51 Hillview Road

Sutton, SM1 3NS

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Cromwells Wallington are delighted to offer this popular style three bedroom, extended family home, located in a sought after residential road in Sutton, close to local amenities, green spaces, transports links and a number of highly regarded schools.

The property benefits from an open plan 19ft kitchen/diner, a downstairs WC, a four piece bathroom, a pretty rear garden and ample off street parking.

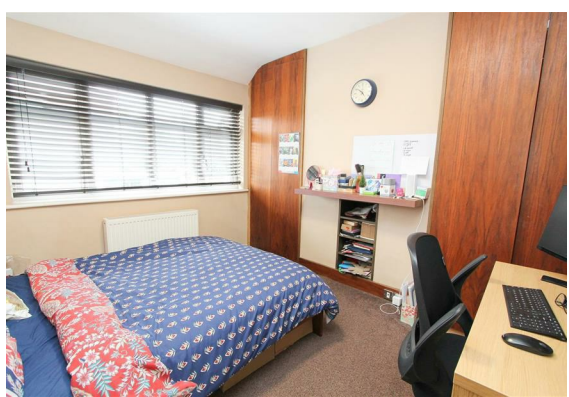
## Accommodation

Sheltered Entrance  
Obscure UPVC double glazed wooden front door to..

Spacious entrance hall  
Solid wood flooring, double panel radiator, under stairs storage cupboard, wall mounted digital thermostat.

Lounge  
Double glaze bay window to front aspect, fitted plantation shutters, double panel radiator, feature cast iron fireplace.

Kitchen/diner/family room.  
Range of fitted wall units with matching cupboards and drawers below, granite worktops with inlaid induction hob and oven/grill at side, space for American style fridge/freezer, Island Granite worktop and breakfast bar, inlaid "Franke" sink with brushed chrome mixer tap, integrated





dishwasher, modern radiator, feature skylight, UPVC double glazed bi folding doors to rear aspect, larder cupboard with space and plumbing for washing machine.

#### Downstairs WC.

Consisting of low-level push button flush WC, wash hand basin with chrome mixer tap, wood flooring, wall mounted "Worcester" boiler.

#### Stairs to 1st floor landing

Obscure UPVC double glazed window to side aspect, loft access.

#### Bedroom one

UPVC double glazed bay window to front aspect, fitted plantation shutters, built-in wardrobes, double panel radiator.

#### Bedroom two

UPVC double glazed window to rear aspect, double panel radiator, built in wardrobes.

#### Bedroom three

UPVC double glazed window to front aspect, fitted plantation shutters, double panel radiator.

#### Bathroom

Comprising panel enclose bath with chrome mixer tap, tiled cubicle with thermostatic shower, wash hand basin with chrome mixer tap and storage cupboard below, heated modern towel rail, low level pushbutton flush WC, tiled flooring, extractor fan, obscure UPVC double glazed window to rear aspect.

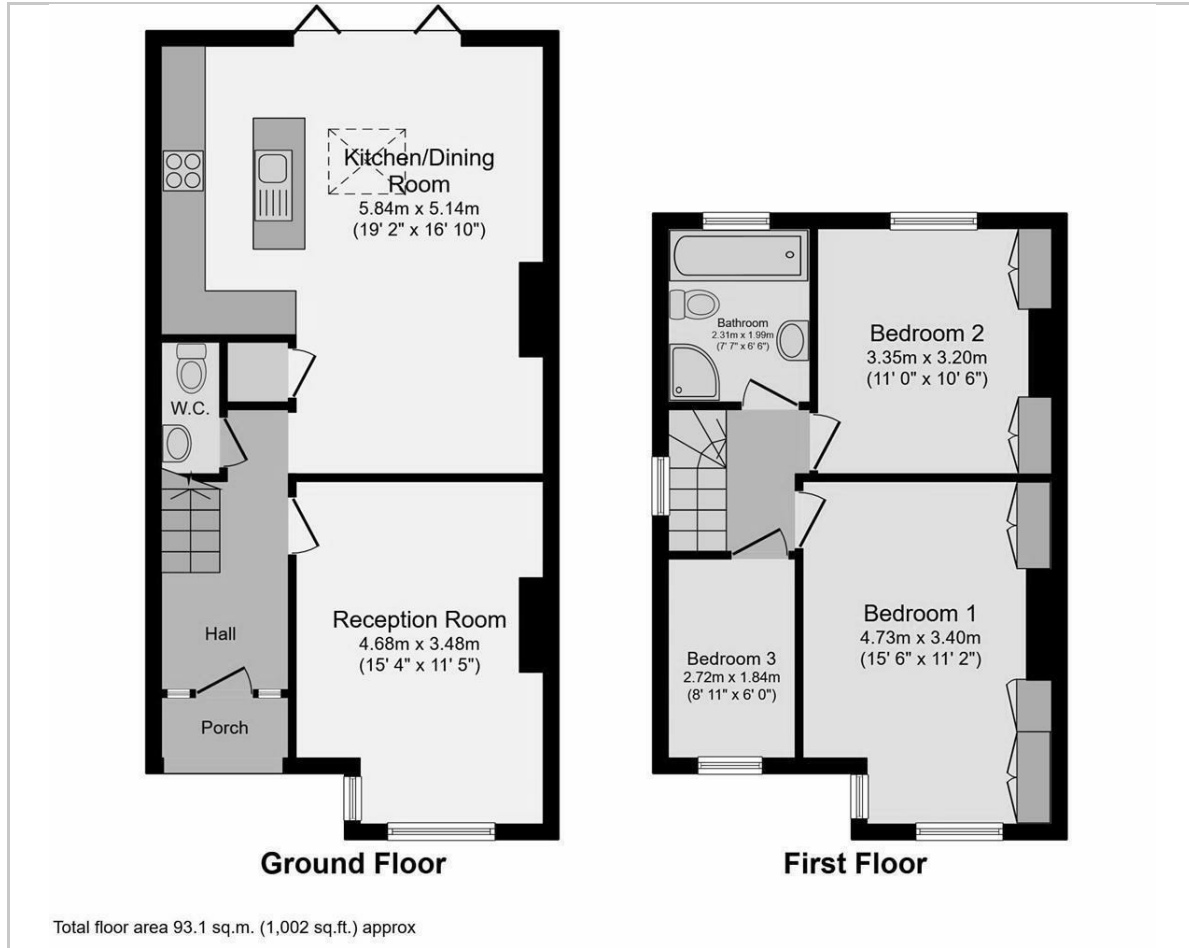
#### Rear garden (West facing)

Paved patio area leading to lawn section, fence enclosed, outside tap, side access, large garden shed/workshop with power and lighting.

#### Additional Features

Sprinkler system in all rooms.  
Mains powered interconnected smoke alarms.  
Verisure alarm system (subscription fee applies) with motion/vibration detectors  
400w solar panels

## Floor Plan



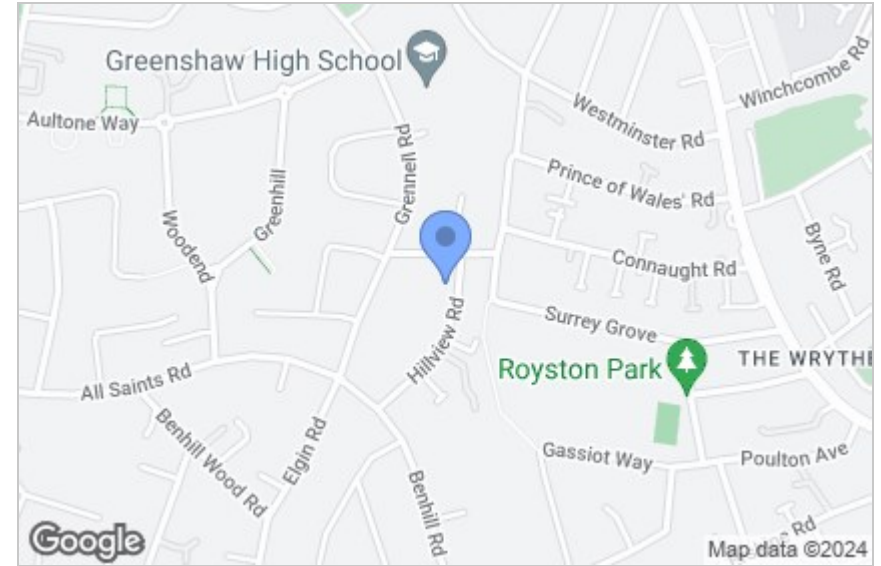
## Viewing

Please contact our Cromwells Office on 0208 647 4422

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 property.

## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	