



13 Hillview Road, Sutton, SM1 3NS

Offers over £650,000



WH WATSON HOMES
Estate Agents

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SIMPLY STUNNING!!! Located in a sought after residential road in Sutton, close to local amenities, green spaces, transports links and a number of highly regarded schools (including Greenshaw High School) is this immaculately presented, four bedroom family home.

The property benefits from modern open plan living on the ground floor, a separate lounge, an en-suite shower room, a detached summer house and ample off street parking.
INTERNAL VIEWINGS ARE HIGHLY RECOMMENDED.

Accommodation

UPVC double glazed front door to..

Spacious entrance hall

Wood flooring, single panel radiator, under stairs storage cupboard.

Lounge

UPVC double glazed window to front aspect, double panel radiator, decorative coved ceiling, wooden bi folding doors opening to..

Kitchen/diner

Range of fitted wooden wall units with matching cupboards and drawers below, solid worktops with inlaid 1 & 1/2 bowl stainless steel sink and chrome mixer tap, four ring gas hob with oven/grill below and extractor fan above, space and plumbing for dishwasher, integrated fridge/freezer, larder cupboard with utility space and plumbing for washing machine or tumble dryer, island with breakfast bar, tiled splashback, tiled flooring, UPVC double glazed windows and doors to rear aspect, three Velux windows, modern radiator.

Stairs to 1st floor landing

UPVC double glazed window to side aspect.

Bedroom two

UPVC double glazed bay window to front aspect, single panel radiator.

Bedroom three

UPVC double glazed window to rear aspect, single panel radiator, fitted wardrobe and shelving.

Bedroom 4

UPVC double glazed window to front aspect, single panel radiator.

Bathroom

Comprising panel enclosed bath with chrome mixer tap and shower attachment, pedestal

wash hand basin with chrome mixer tap, low-level push button flush WC, single panel radiator, part tiled wall, extractor fan, obscure UPVC double glazed window to rear aspect.

Stairs to 2nd floor landing

Obscure UPVC double glazed window to side aspect.

Main bedroom

Two Velux windows to front aspect and French doors to rear Juliet balcony, single panel radiator, storage and built-in wardrobe space.

Ensuite shower room

Modern suite consisting of tiled cubicle with thermostatic power shower, wash and basin with chrome mixer tap and storage cupboards below, low level push button flush WC, heated chrome towel rail, tiled flooring, part tiled walls, obscure UPVC double glazed window to rear aspect, extractor fan.

Rear garden

Large sandstone paved patio area leading to lawn section with shrubs at side, outside tap, fence enclosed, side access.

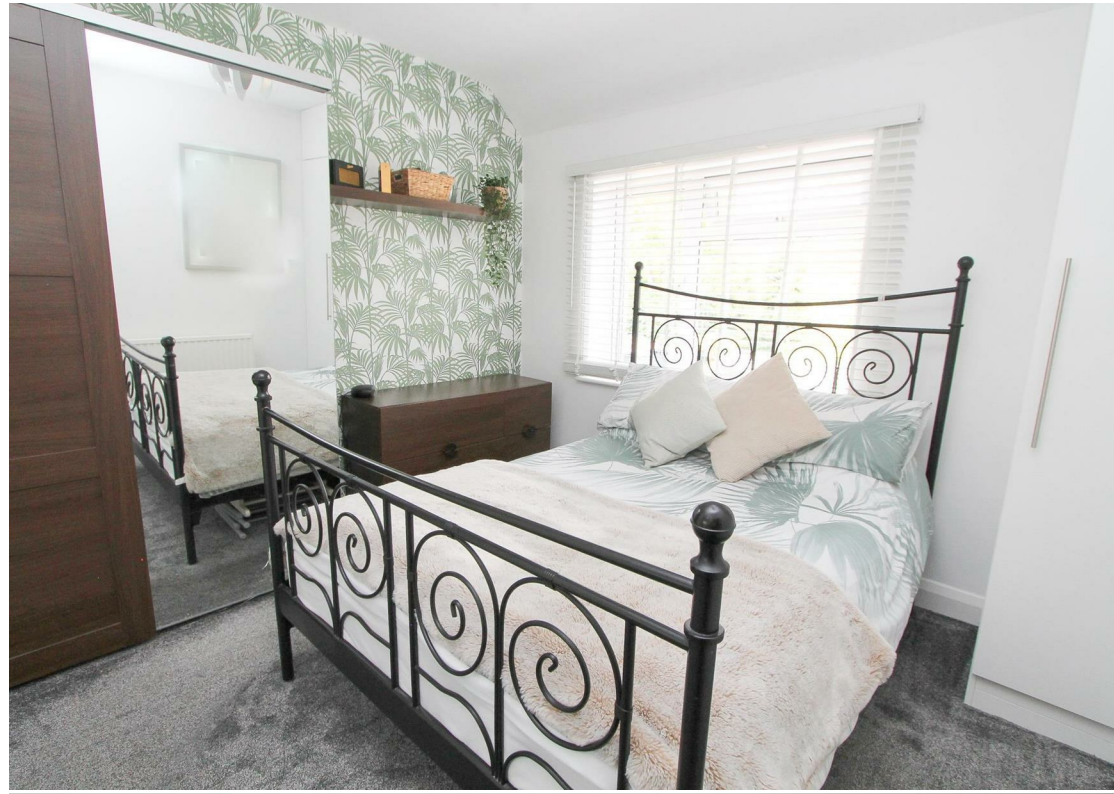
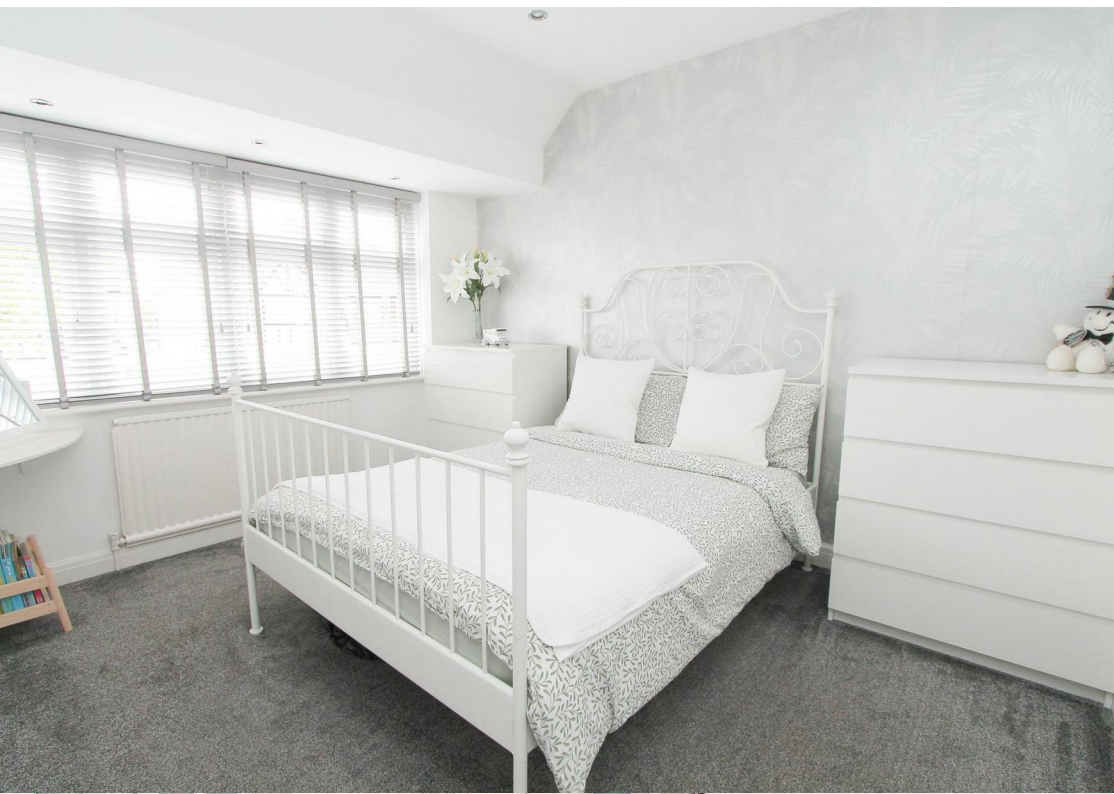
Detached summer house

Wooden built summer house with power supply, wall mounted heater, outside WC, wash hand basin with chrome taps further storage area at side with separate access.

Front

Block paved driveway providing off street parking for two vehicles.

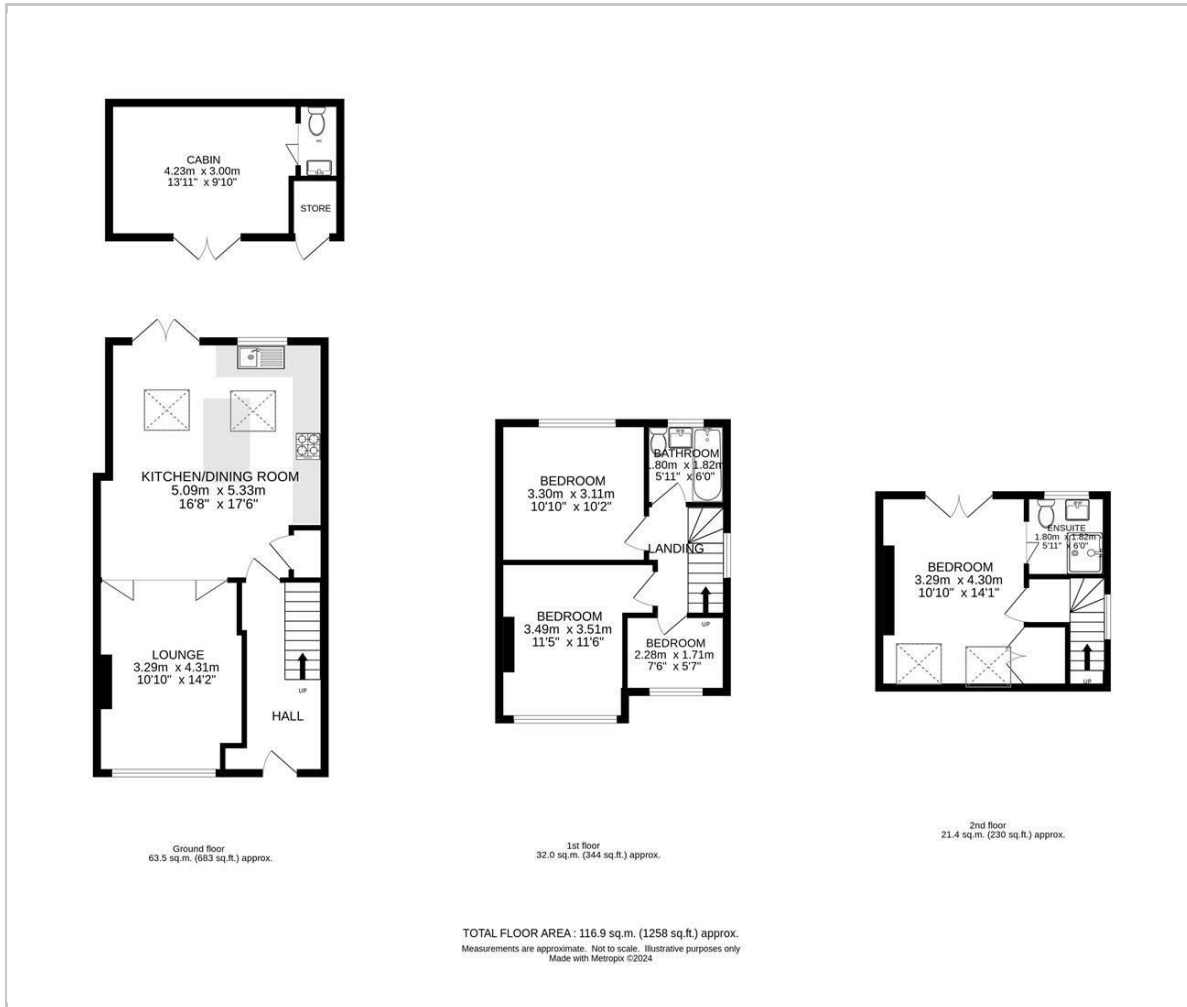








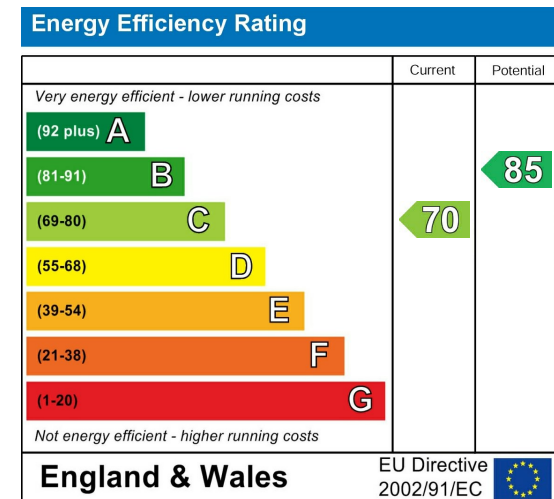
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this property or require further information.

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