

Butler's

thoughtful estate agency



Hillview Road
Sutton, SM1 3NS

Guide price £575,000



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1



2



Hillview Road

Sutton, SM1 3NS

GUIDE PRICE £575,000 - £600,000 SIMPLY STUNNING! 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.

Inside your home, you'll appreciate the abundance of features and charm that still remain or have been added, with the house having been renovated from top to bottom, meaning you can just unpack your bags and start to enjoy living in this beautiful home straight away!

Work from home? We have great news for you! The layout of the ground floor offers a huge amount of versatility, with a beautiful, flowing, open plan lounge/dining area. You can keep productive in your own personal space to give you that work/life balance, snuggle up on the sofa with loved ones or even hold those dinner parties you've been dreaming of for some time now. If we're on the money with the latter, the outstanding 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 an opulent master, also boasting lots of space for your wardrobes. The bathroom is also modern, which has been sympathetically done to a wonderful standard. Lastly, outside to the front, the driveway boasts parking for 4 cars, further adding gloss to what is a complete package.





GROUND FLOOR

Hallway

Open Plan Living/Dining
Room/Kitchen
28'7 x 17'6 (8.71m x 5.33m)

FIRST FLOOR

Landing

Bedroom
15'2 x 11'5 (4.62m x 3.48m)

Bedroom
12'8 x 11'5 (3.86m x 3.48m)

Bedroom
9'1 x 6'8 (2.77m x 2.03m)

Bathroom

OUTSIDE

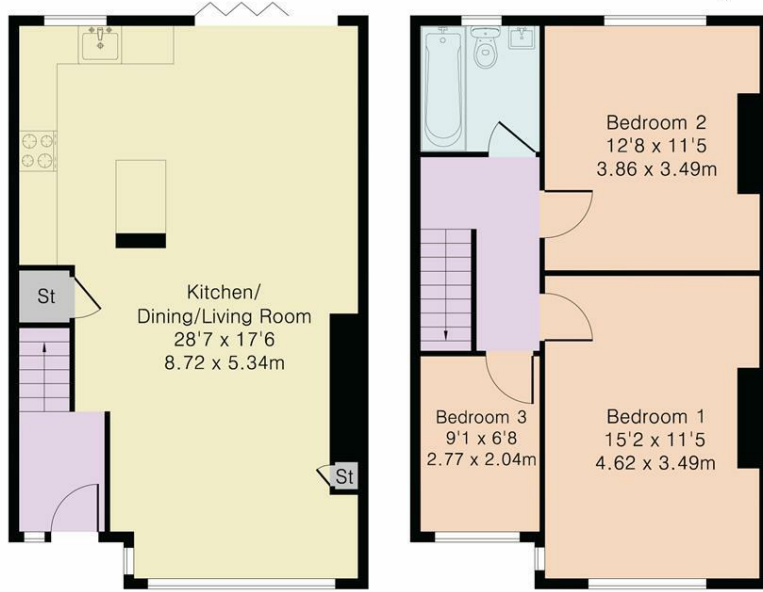
Rear Garden

Driveway



Floor Plan

Approximate Gross Internal Area 974 sq ft – 90 sq m
 Ground Floor Area 487 sq ft – 45 sq m
 First Floor Area 487 sq ft – 45 sq m



Ground Floor

First Floor



Although Pink Plan Ltd ensures the highest level of accuracy measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



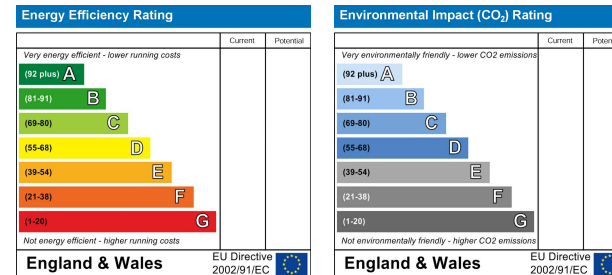
Viewing

Please contact our Butler's Sales Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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