





## 32 Hillview Road

Sutton, SM1 3NT

Offers Over £525,000

Silverman Black is delighted to offer this spacious and much extended three bedroom family home, located in a popular and sought after street within easy walking distance of Greenshaw School. On entering the property, the ground floor features a kitchen and two generously proportioned reception rooms - the rear of which has been substantially extended to afford a bright open plan family/dining room facility. In addition, the extension also affords a good size study area and a downstairs WC. Upstairs, there are two double bedrooms, a single bedroom and a refitted shower room - with a walk-in cubicle and thermostatic shower. Outside, there is parking for one vehicle on a private hardstand at the front of the house, whilst at the rear there is a single detached (pre-fab) garage with a further potential parking area alongside. The rear garden, which enjoys a sunny south-easterly aspect, extends over 60 ft in length and is mainly laid to lawn. The property is being sold with full vacant possession and no onwards chain - so a move in 2024 may still be possible!

In terms of local facilities, the prestigious Greenshaw High School is only 7 minutes walk away (0.3 miles), with St Helier Hospital, Sutton town centre and Sutton Common BR station all being roughly 0.75 miles away - walkable in around 15 minutes.

Viewing of this well located, extended family home is highly recommended - so call today to book your appointment to visit.

- Silverman Black is delighted to offer this spacious, extended family home - located less than 10 minutes walk from Greenshaw High School
- Ground floor accommodation comprises a welcoming entrance hall, a good size front living room, an extended "double reception" to the rear, a study, WC and kitchen
- Upstairs there are two double bedrooms, a single bedroom and a refitted shower room
- Off street parking to the front of the house; detached garage to the rear plus an enclosed hardstand which could be accessed to provide further parking
- Sunny 60 ft south-easterly facing rear garden - perfect for kids, pet, BBQs and family parties
- Double glazing, Central heating - Full vacant Possession with no onward chain
- Freehold; EPC rating: D (56/80); Council tax banding: D
- 0.3 miles/7 minutes walk to Greenshaw High School; Sutton Common BR station, Sutton Town Centre and St Helier Hospital are all with 0.75 miles/c. 15 minutes walk
- Viewing is highly recommended - so call today to book your appointment.

