



barnard marcus

**Hillside Road, Cheam Sutton SM2 6ET**



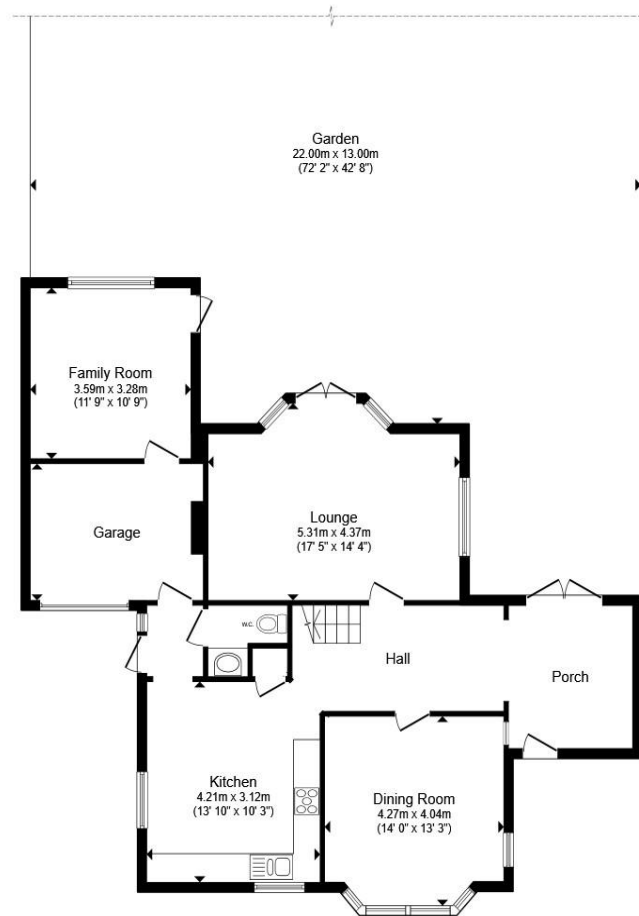
**welcome to**

## **Hillside Road, Cheam Sutton**

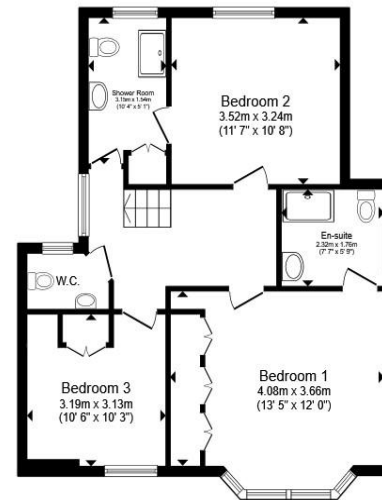
Set on a sought-after residential road, this four bedroom detached home on Hillside Road, Sutton offers generous, well-balanced accommodation and a fantastic sense of space both inside and out. The ground floor provides a welcoming layout with a bright main reception, a separate dining room for more formal entertaining, and an additional family room that works brilliantly as a snug, playroom or home office. The kitchen sits to the rear with straightforward access to the garden, complemented by a ground floor cloakroom and the benefit of an integral garage.

Upstairs, the master bedroom is served by an en-suite, while the remaining three bedrooms are supported by a shower room and a separate WC - ideal for busy mornings. Outside, the rear garden is a real highlight: wide, established and offering excellent privacy, it's the sort of space that genuinely changes how you use a home in the warmer months. To the front, there is off-street parking, completing a package that will suit anyone looking for a detached house in a prime Sutton position.

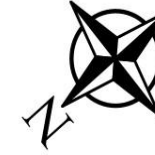




**Ground Floor**



**First Floor**



Total floor area 170.3 m<sup>2</sup> (1,833 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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## Hillside Road, Cheam Sutton

- Detached family home on a highly regarded Sutton road
- Four bedrooms, including master bedroom with en-suite
- Three reception spaces: lounge, dining room and family room
- Kitchen with direct access to the rear garden
- Shower room plus separate WC upstairs

Tenure: Freehold EPC Rating: D

Council Tax Band: F

**£1 150 000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SUT111172](https://www.barnardmarcus.co.uk/Property/SUT111172)



Property Ref:  
SUT111172 - 0002

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