



5 Hillview Road, Sutton, Surrey, SM1 3NS

£595,000



WH WATSON HOMES
Estate Agents

5 Hillview Road, Sutton, SM1 3NS

Overview

VENDOR SUITED

Located on the desirable Hillview Road in Sutton, this splendid extended house offers a perfect blend of space and modern living. With two inviting reception rooms, this property is ideal for both entertaining guests and enjoying family time. The heart of the home is undoubtedly the expansive 'L' shaped kitchen/dining room, which has been thoughtfully designed to open seamlessly into the well-maintained garden, creating a delightful indoor-outdoor flow.

The ground floor also features a larger than average lounge, perfect for relaxation, along with a convenient downstairs WC. Ascending to the upper levels, you will find a beautifully extended loft space that serves as a luxurious master bedroom, complete with a separate modern shower room. The middle floor boasts two additional double bedrooms, ensuring ample space for family or guests, alongside a contemporary family bathroom and a versatile office room that could easily serve as a study.

Outside, the garden is a true gem, predominantly laid to lawn and featuring two patio areas, perfect for al fresco dining or simply enjoying the sunshine. The property also benefits from rear pedestrian access, enhancing convenience. Additionally, there is parking available for two vehicles, making this home not only spacious but also practical.

This property is a rare find and offers a wonderful opportunity for families or professionals seeking a comfortable and stylish home in a sought-after location. Do not miss your chance to view this exceptional residence.

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Accommodation

Entrance Porch

UPVC Enclosed porch, wooden glazed door and side window

Hallway

Wood effect flooring, radiator, lighting, dado rail, storage under cupboards

Stairs to first floor

Living Room

UPVC double glazed window to front aspect, electric feature fire place, carpets, radiator, lighting, power sockets

Downstairs Cloakroom

Modern downstairs cloakroom, metro part tiled walls, wc with push button top, hand basin with mixer tap and cupboard below

Kitchen and Dining Area

A range of fitted kitchen cupboards with matching drawers and further cupboards below, wood effect with work top, intergrated electric hob with intergrated electric oven, tiled splash back, space for fridge / freezer, space for microwave oven, plumbing for washing machine, power sockets, wood effect flooring, UPVC double glazed windows to rear, UPVC double glazed french doors to rear aspect

First Floor

Bedroom 1

UPVC double glazed windows to front aspect, carpets, ceiling lighting, sockets, smoke detector

Bedroom 2

UPVC double glazed windows to rear aspect, carpets, ceiling light, smoke detector, power sockets

Family Bathroom

UPVC double glazed obscured windows to rear aspect, three piece bathroom suite comprising of bath with intergrated shower with chrome fixings, sink with chrome mixer tap and cupboard below, wc with push button top, heated towel rail, part tiled walls and tile effect floor

Second Floor

Master Bedroom 1

UPVC double glazed windows to rear aspect, dual velux windows to front aspect, down lighters, carpet, sockets

Shower Room

UPVC double glazed window to rear aspect, wood effect flooring, sink with chrome mixer tap, enclosed shower cubicle with chrome shower attachments, heated towel rail, wc with push button top, extractor fan

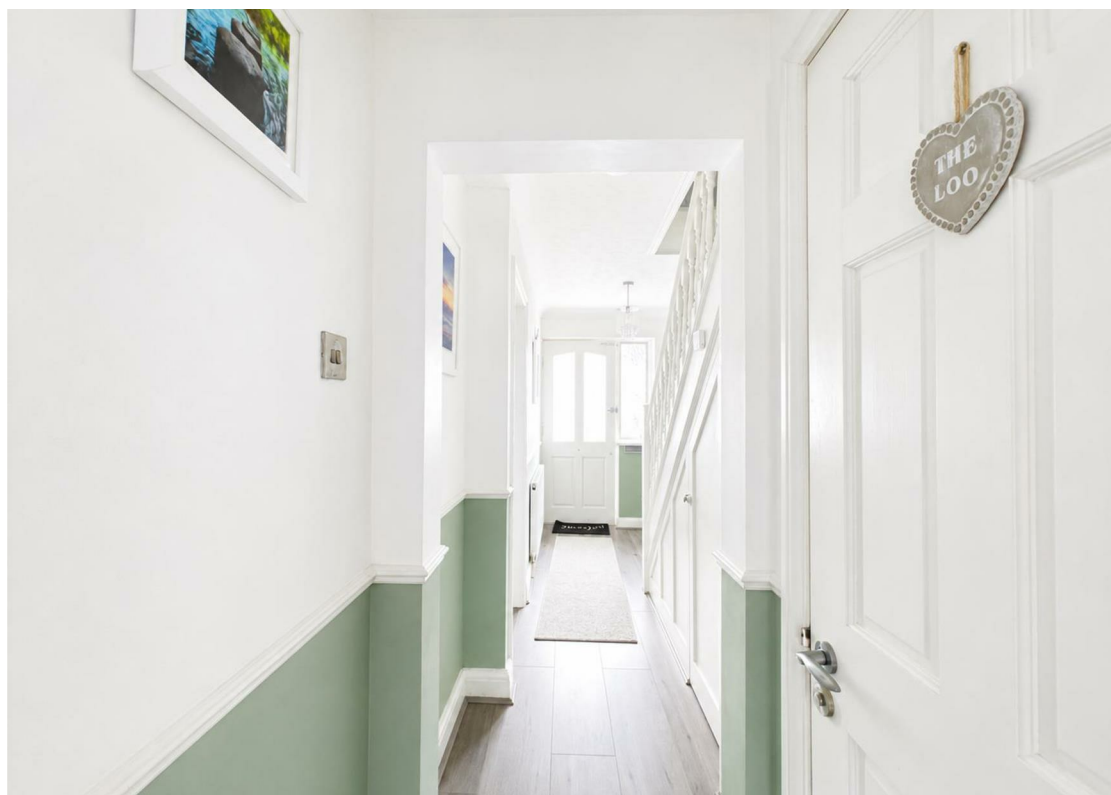
Outside

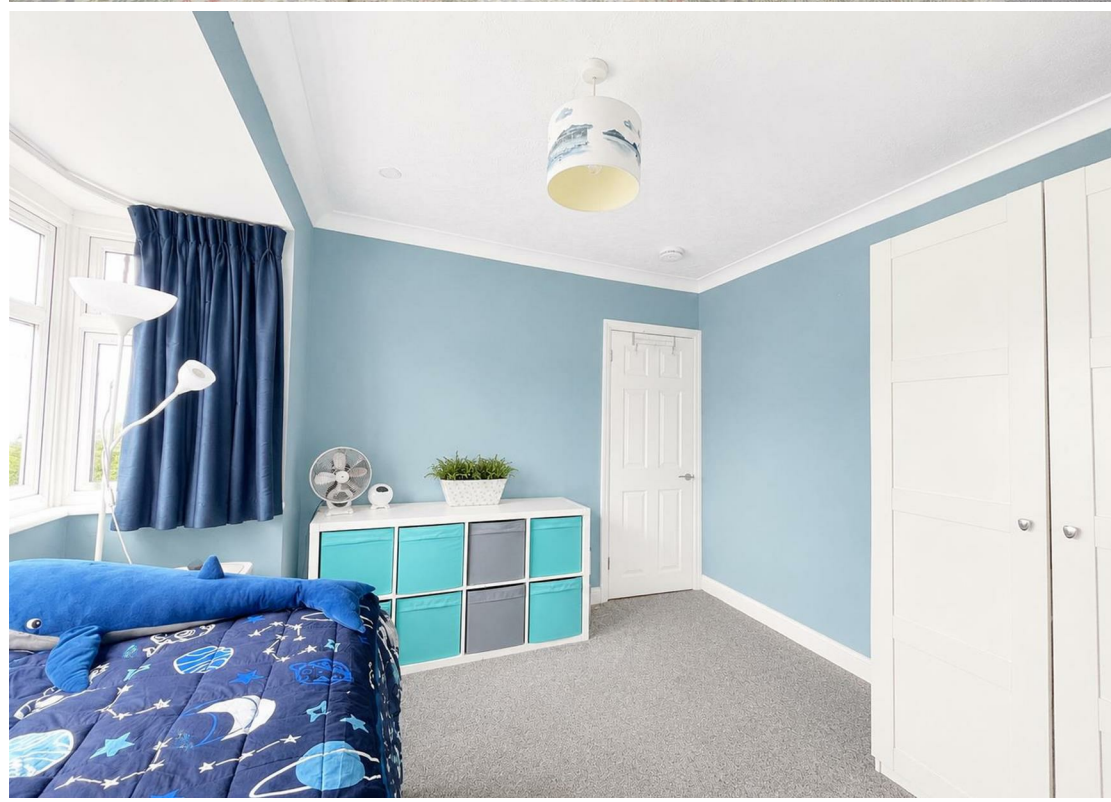
Mainly lawn with flower beds, paved patio area, storage shed, gated access to rear

To the front block paved driveway for two cars

BUYER'S INFORMATION

Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete

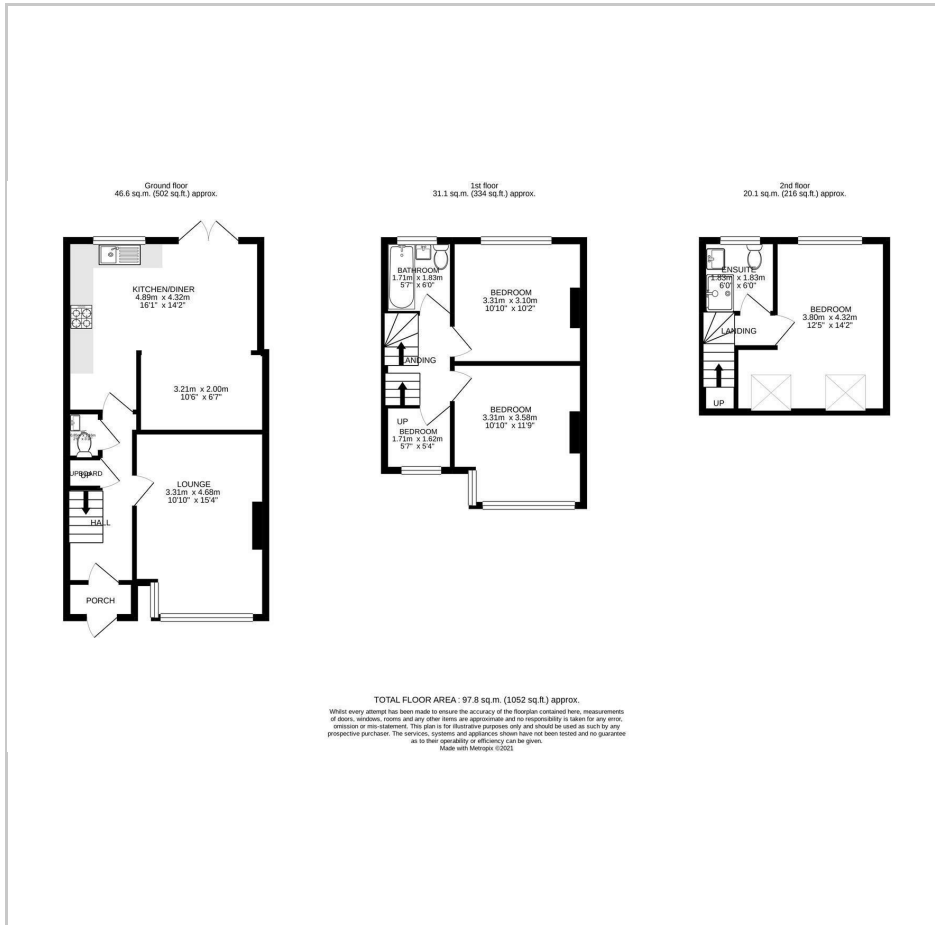








Floor Plan



Additional Information

The loft was converted in 2017

The boiler is in the kitchen and it is a combi

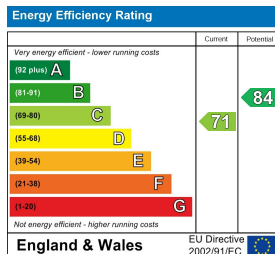
Re wire was in 2015 - for the whole property

RE extension was 2015 - all signed off on both extension

The sellers have another property to go to which is the sellers late grandmothers house

Looking from the road the boundary is on the left

Has build over agreement too from water board



Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222

if you wish to arrange a viewing appointment for this

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.

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