



Treetops Hillcroom Road, Sutton, SM2 5EL

Guide price £1,000,000



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Estate Agents

## Treetops Hillcroome Road, Sutton, SM2 5EL

### Overview

Located in the desirable area of South Sutton, this stunning semi-detached new build house on Hillcroome Road offers a perfect blend of modern living and comfort. As a new build, the property boasts luxury fittings throughout, ensuring a contemporary lifestyle for its residents.

With four spacious double bedrooms, this home is ideal for families seeking ample space. The two well-appointed reception rooms provide versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home. The property also features two modern bathrooms, designed with both style and functionality in mind.

One of the standout features of this home is the off-street parking, accommodating up to two vehicles, which is a rare find in such a sought-after location. The property comes with a 10-year NHBC certificate, offering peace of mind regarding the quality and durability of the build.

Situated near excellent schools and convenient transport links, this property is perfect for families and commuters alike. The surrounding area is known for its community spirit and accessibility, making it an ideal place to settle down.

In summary, this semi-detached house on Hillcroome Road is a remarkable opportunity for those looking to invest in a modern, luxurious home in a prime location. Don't miss the chance to make this exceptional property your own.

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## Accommodation

Sheltered entrance

Obscure double glazed composite front door to..

Spacious entrance hall

Vinyl wood effect herringbone flooring with underfloor heating, under stairs storage cupboard housing water tank.

Lounge

UPVC double glazed bay window to front aspect, vinyl wood effect herringbone flooring with underfloor heating.

Open plan kitchen/diner

Range fitted wall units with matching cupboards and drawers below, quartz worktops with inlaid stainless steel sink and mixer tap, inlaid "Bosch" induction hob with extractor fan above, integrated oven/grill/microwave, integrated wine cooler, integrated washing machine and tumble dryer, integrated fridge and freezer and separate under counter freezer, vinyl wood effect herringbone flooring with underfloor floor heating, UPVC double glazed bay window to front aspect and window at side.

Dining area

UPVC double glazed patio doors to side aspect, vinyl wood effect herringbone flooring.

Downstairs WC

Consisting of low-level push button flush WC, wash hand basin with mixer tap and storage cupboard below, tiled flooring, part tiled wall walls, extractor fan, obscure UPVC double glazed window to side aspect.

Stairs to the first floor landing

Double panel radiator.

Bedroom two

UPVC double glazed bay window to front aspect, double panel radiator, walk in wardrobe/study with UPVC double glazed window to side aspect.

Ensuite shower room

Consisting of tiled walk in cubicle with thermostatic, shower and hand attachment, his and her wash hand basins with mixer taps and storage cupboards below, low-level push button flush WC, tiled walls, tiled flooring, heated towel rail, extractor fan.

Bedroom three

UPVC double glazed bay window to side aspect, double panel radiator.

Bedroom four

UPVC double glazed windows to side and front aspects, double panel radiator.

Bathroom

Luxury three-piece suite comprising panel enclosed bath with mixer tap and shower attachment, wash

hand basin with mixer tap and storage cupboards below, low-level push button flush WC, heated towel rail, UPVC double glazed window to front aspect, extractor fan, tiled flooring, tiled walls.

Stairs to 2nd floor landing

Main bedroom

UPVC double glazed bay window to front aspect and feature skylight, storage recess and access to eaves storage, double panel radiator.

Rear garden (South Westerly Aspect)

Decorative porcelain paved patio with raised flowerbeds at rear and lawn section at side, outside tap, fence enclosed, outside power and lighting.

Front

Block paved driveway providing off street parking for two vehicles and spacious wrapped around lawn area, outside tap, wall mounted EV charger.

Entrance hall 21'3" × 6'2" 131 sq ft

Downstairs WC 7'0" × 6'9" 47 sq ft

Lounge 14'2" × 12'8" 179 sq ft

Kitchen/diner 28'4" × 14'10" 420 sq ft

First floor landing 13'11" × 6'3" 87 sq ft

Bedroom two 14'6" × 12'8" 184 sq ft

Dressing room 7'0" × 6'10" 48 sq ft

En suite 10'8" × 7'8" 82 sq ft

Bedroom three 14'2" × 12'8" 179 sq ft

Bedroom four 13'8" × 9'2" 125 sq ft

Bathroom 7'9" × 6'9" 52 sq ft

Second floor landing 14'3" × 5'3" 75 sq ft

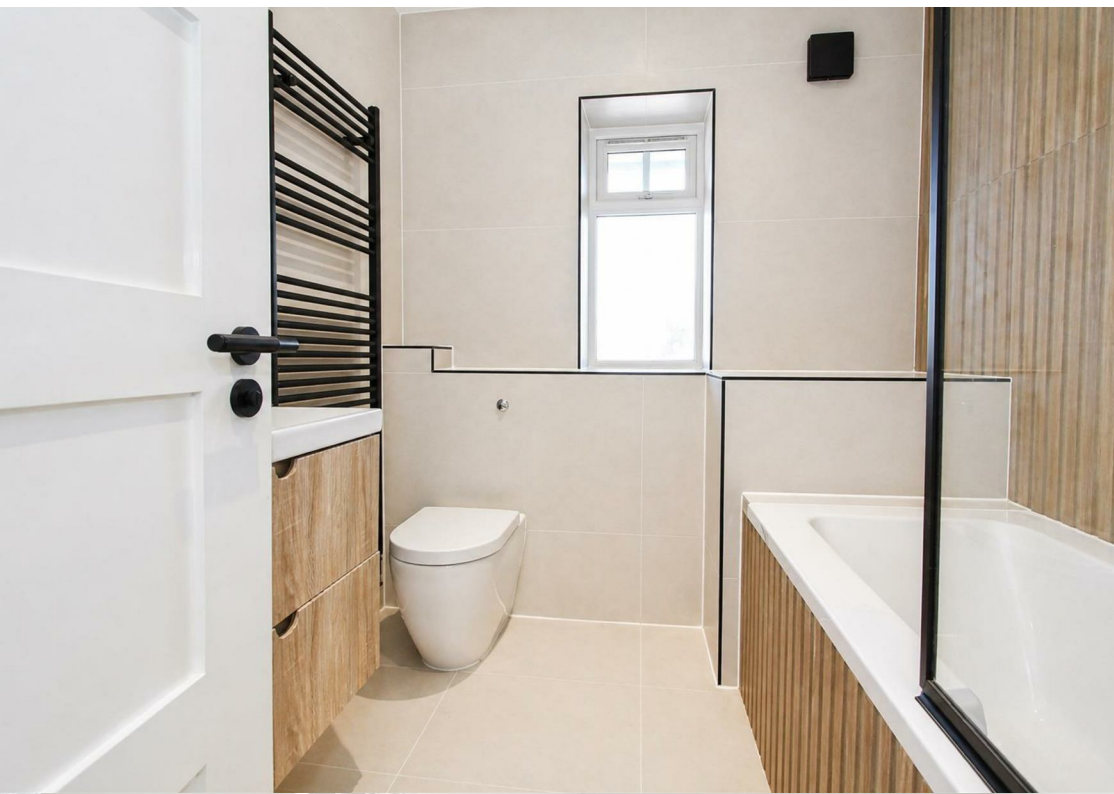
Main bedroom 19'2" × 16'2" 310 sq ft

## 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

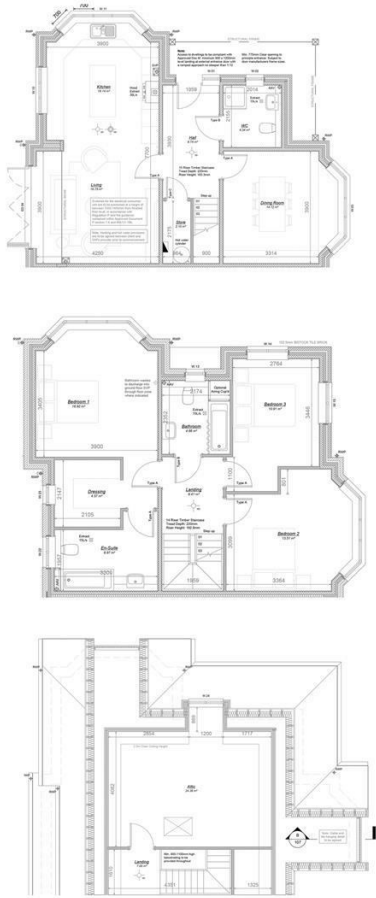








## Floor Plan



## Additional Information

Property is heated with an Air source heat pump.

Whilst there is no gas in the property there is a gas supply on the road.

The property has very large storage in the eves.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

## Viewing

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

if you wish to arrange a viewing appointment for this

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