



34 Hillview Road, Sutton, SM1 3NT

Guide price £600,000



WH WATSON HOMES
Estate Agents

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Watson Homes are delighted to offer this lovely three bedroom extended family home. The property benefits from modern open plan living, a downstairs WC, a pretty rear garden with parkland views, and ample off street parking.

Located in a sought after residential road in Sutton, close to local amenities, green spaces, transports links and a number of highly regarded schools (including Greenshaw High School) is this immaculately presented three bedroom extended family home.

Accommodation

Covered entrance

Obscure UPVC double glaze front door to..

Spacious entrance hall

UPVC double glazed window to front aspect, single panel radiator, wood flooring, picture rail, under stairs storage cupboard.

Lounge

UPVC double glazed bay window to front aspect, fitted plantation shutters double panel radiator, feature cast iron fireplace, coved ceiling, open plan to..

Dining room

Wood flooring, double panel radiator, coved ceiling, bi folding doors to..

Kitchen/breakfast room

Range of fitted gloss wall units with matching cupboards and drawers below, wooden worktops with inlaid stainless steel sink and brushed chrome mixer tap, inlaid five ring gas hob with extract fan above and oven/grill at side, integrated dishwasher, integrated washing machine, space for American style fridge/freezer, integrated wine cooler, breakfast bar area, modern radiator, UPVC double glazed windows and double doors to rear garden, two Velux windows, wood flooring, plinth heater.

Downstairs WC

Consisting of low-level push button flush WC, wash hand basin with chrome mixer tap and storage cupboard below, extractor fan.

Stairs to 1st floor landing

Picture rail, loft access.

Bedroom one

UPVC double glazed bay window to front aspect, fitted plantation shutters, single panel radiator, built in wardrobes, feature fireplace, picture rail.

Bedroom two

UPVC double glazed window to rear aspect, single panel radiator, fitted wardrobes and cupboard housing "Worcester" boiler, picture rail.

Bedroom three

UPVC double glazed window to front aspect, fitted plantation shutters, single panel radiator, picture rail.

Bathroom

Three-piece suite comprising panel enclosed bath with chrome mixer tap and an electric shower, pedestal wash hand basin with chrome mixer tap, low-level push button flush WC, heated chrome towel round, part tiled walls, tiled flooring with under floor heating, obscure UPVC double glazed window to rear aspect.

Rear garden (South East facing)

Approximately 70ft

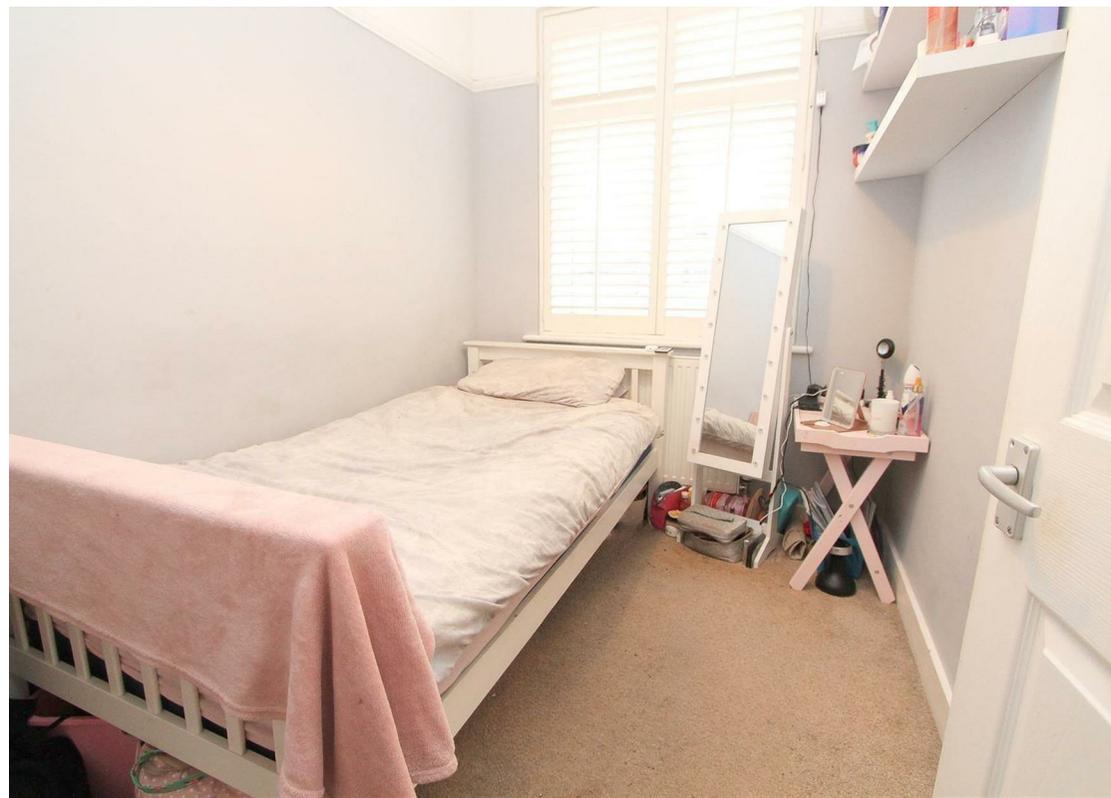
Paved patio area with footpath leading to further patio section, mainly laid to lawn with mature shrubs boarding, garden shed, fence enclosed, gated rear access, outside tap.

Front

Hardstanding providing off street parking for two vehicles.

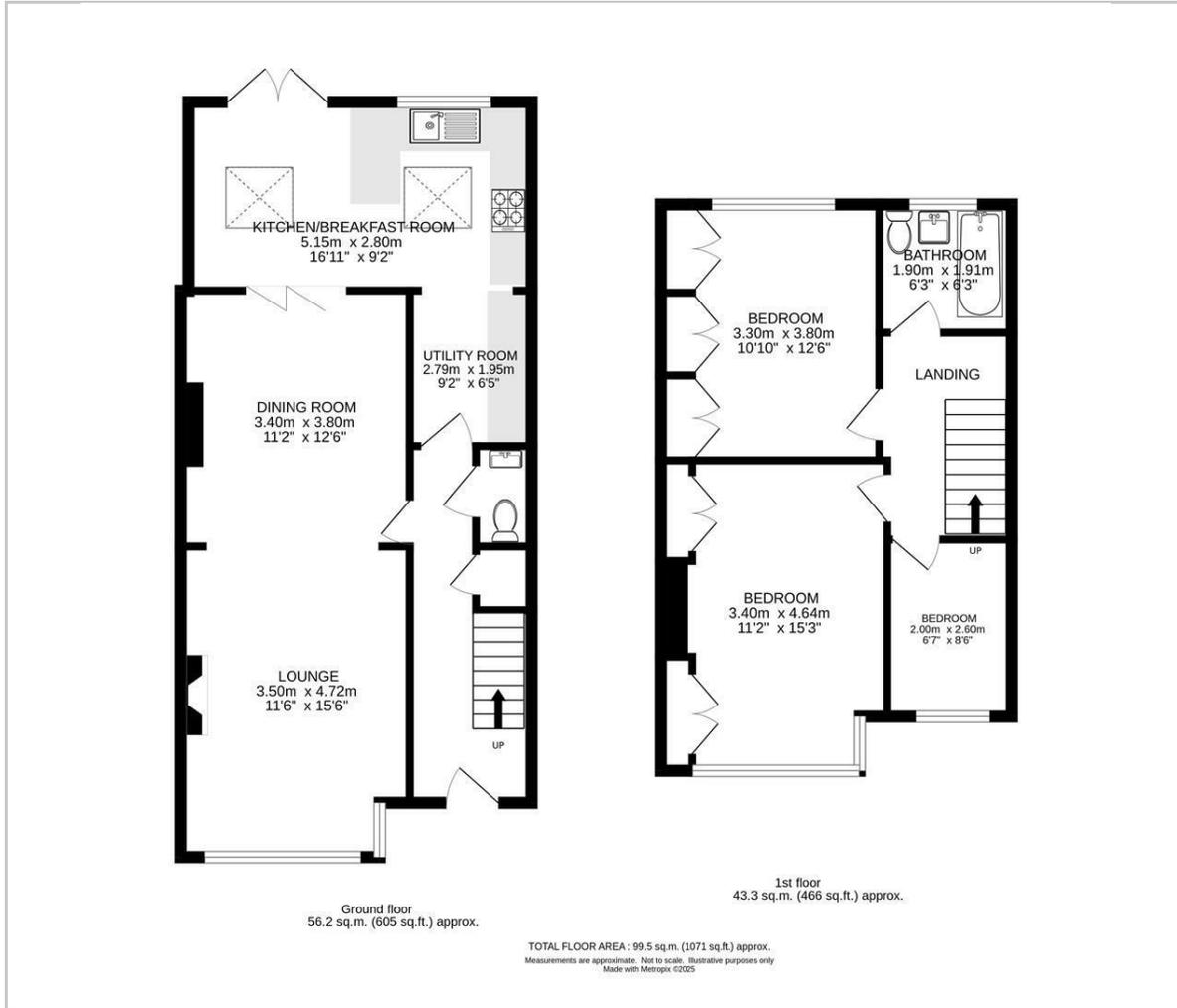








Floor Plan

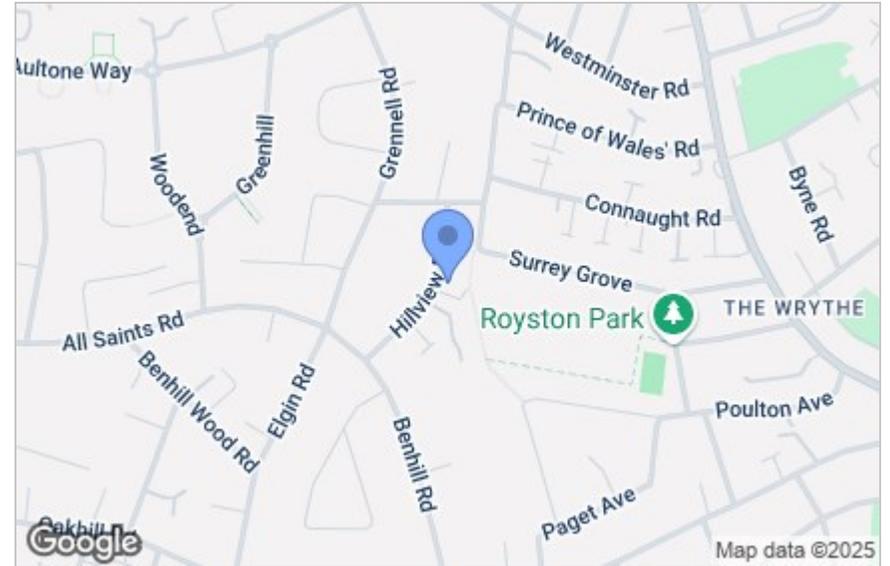


Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

