





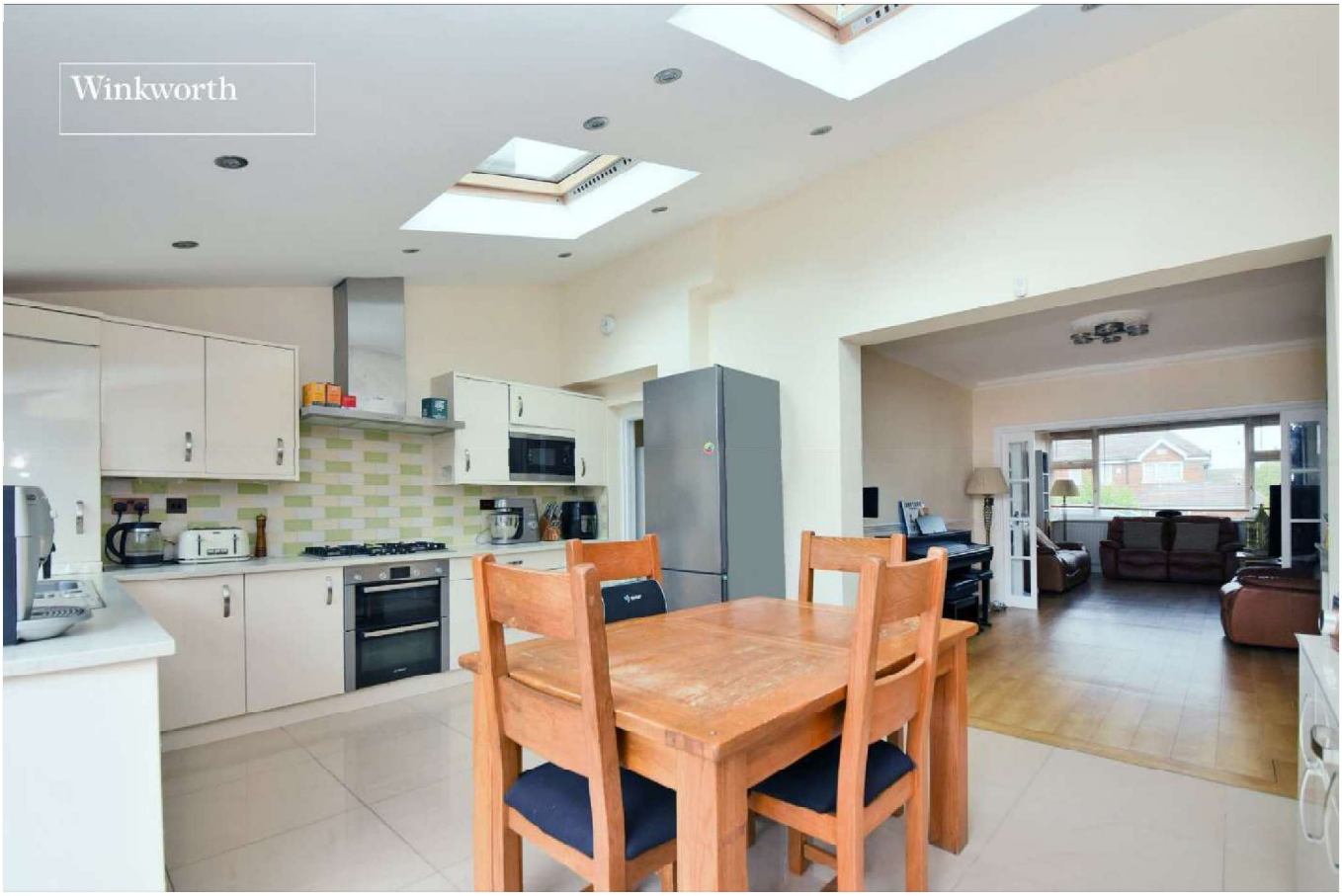
HILLDALE ROAD, CHEAM, SUTTON, SM1

£625,000 FREEHOLD

A DECEPTIVELY SPACIOUS HOME SET CLOSE TO WEST SUTTON STATION WITH OPEN-PLAN GROUND FLOOR ACCOMMODATION AND A SOUTHERLY ASPECT GARDEN

Winkworth

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AT A GLANCE

- Deceptively Spacious Family Home
- Well-Proportioned Room Sizes
- Three Bedrooms
- Front Aspect Living Room
- Dining Room
- Kitchen/Breakfast Room
- Modern Fitted Downstairs Shower/WC
- Utility Room
- Family Bathroom
- Southerly Aspect Rear Garden approx. 50ft
- Outside Store
- Approx 0.3mile Walk to West Sutton Station

EPC RATING C

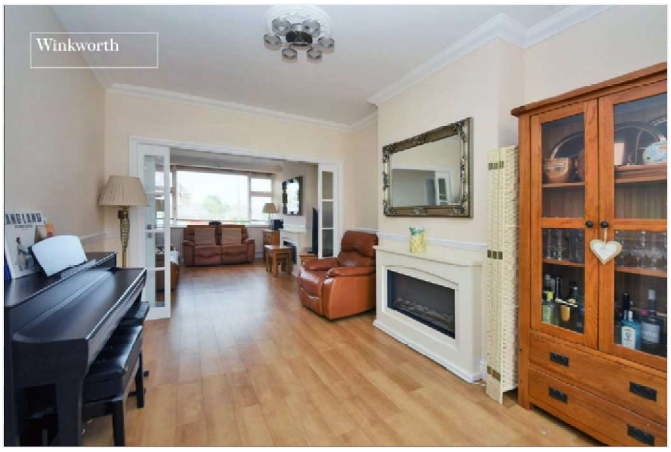
DESCRIPTION

Situated approx. 0.3mile walk from West Sutton train station and within easy reach of a variety of well-regarded schools, this incredibly spacious family home offers modern, well-presented accommodation, well-proportioned room sizes throughout and a southerly aspect rear garden.

The accommodation on the ground floor consists of a vast entrance hall with two storage cupboards, a front aspect living room with feature fireplace, a dining room, a luxury shower room/WC and a superb open-plan kitchen diner with high gloss fitted units, Velux style windows, large doors giving access to the rear garden and a utility area. Upstairs, there are two double bedrooms both featuring fitted wardrobes, a good sized third single bedroom and the family bathroom. The property offers further scope for extension subject to the usual planning consents and the current owners sought permission for a loft conversion/dormer, under reference DM2021/01645.

Externally, the rear garden extends to approximately 50ft and enjoys a desirable southerly aspect providing excellent natural light throughout the day. The garden features two patio areas ideal for outdoor dining and entertaining, with the remainder laid out to lawn. A large outbuilding provides versatile additional space, suitable for storage, a potential home office, or workshop use, subject to requirements. To the front of the property there is a paved area.

Locally, the property is situated within easy reach of Cheam Village and Sutton town centre, both offering an array of shops, restaurants, supermarkets and amenities. Commuters will have the choice of West Sutton station, Cheam station, Sutton station and a variety of bus routes towards surrounding areas. Families seeking well-regarded education will have a choice of schools including Homefield Preparatory School, Cheam Fields Primary Academy and Cheam High School.













ACCOMMODATION

Living Room - 14'10" x 10'11" max (4.52m x 3.33m max)

Dining Room - 12'2" x 9'10" max (3.7m x 3m max)

Kitchen/Breakfast Room - 15'6" x 12'7" max (4.72m x 3.84m max)

Utility Room

Downstairs Shower/WC

Bedroom - 14'9" x 10' max (4.5m x 3.05m max)

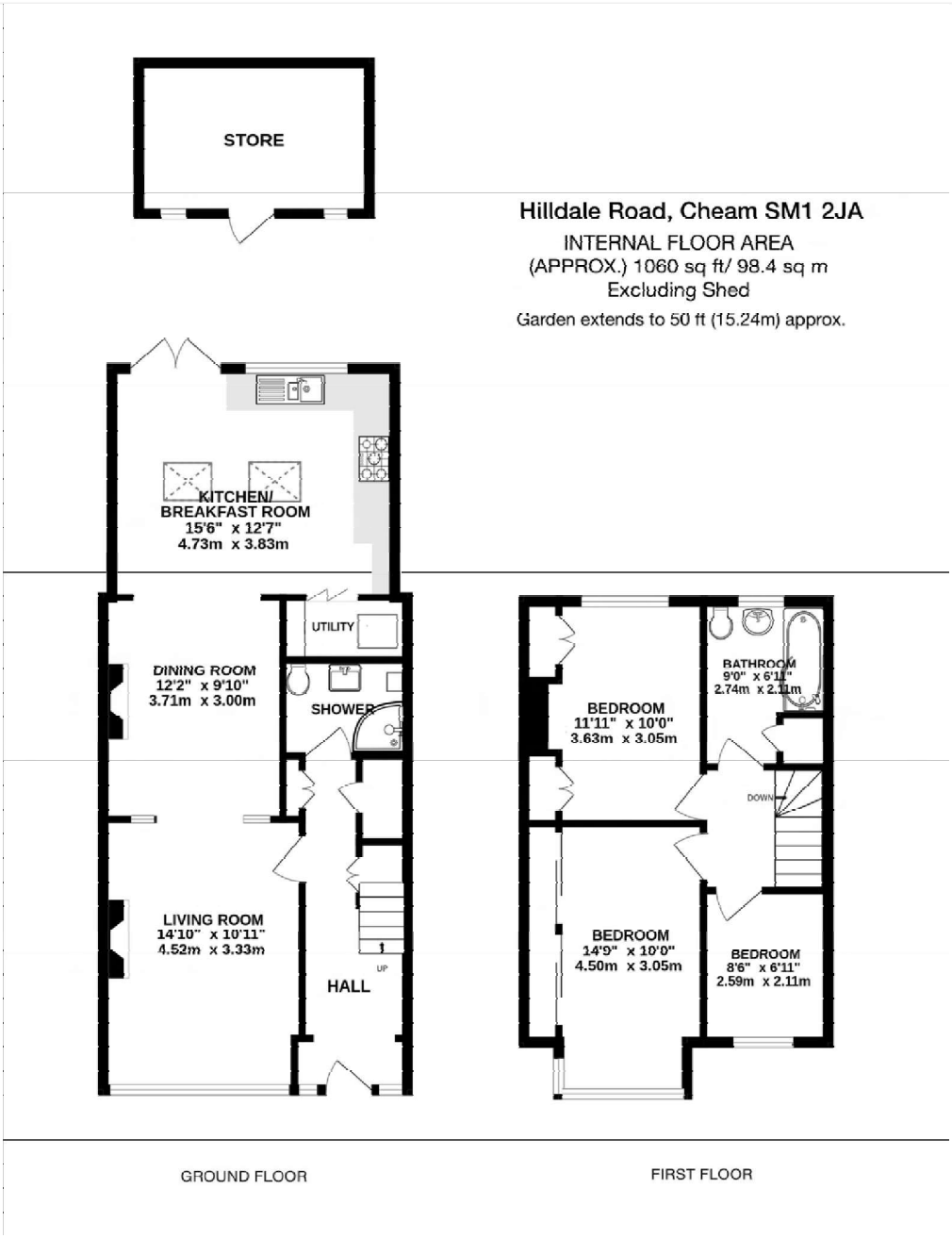
Bedroom - 11'11" x 10' max (3.63m x 3.05m max)

Bedroom - 8'6" x 6'11" max (2.6m x 2.1m max)

Family Bathroom - 9' x 6'11" max (2.74m x 2.1m max)

Outside Store

Garden - Approx. 50ft



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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