



Hill Top, Sutton
Guide Price: £600,000

Freehold





Hill Top, Sutton

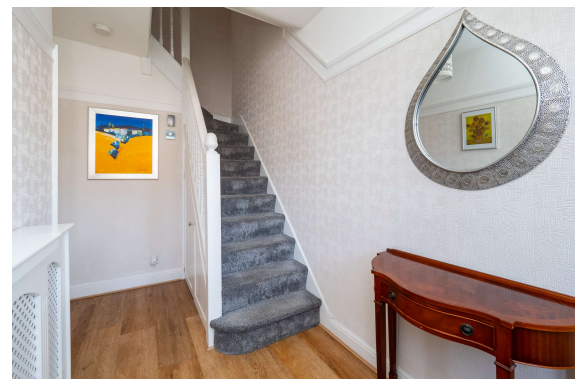
Guide Price: £600,000

Situated within a stone's throw of Stonecot Hill, with a wide range of amenities and public transport, is this three bedroom family home. Offered to the market in very good condition, the house can be moved straight into. The accommodation comprises a welcoming entrance hall, a dual aspect lounge, complete with an attractive bay window, with plantation shutters. The semi open plan kitchen breakfast room has a wide range of base and eye level units, integral appliances and views over the lovely rear garden.

The first floor offers access to the loft (which could be extended STPP) as there is a precedent set on the road. There are three bedrooms, two of which are double. There is a family bathroom and separate WC, all in very pleasant condition.

Externally, there is off street parking for two cars, the rear garden has a patio area, ideal for summers entertaining. With mature borders and hedging offering a good degree of privacy. To complete the garden, there is a detached rear garage and rear access.

For the commuter, there are many bus routes, going to Morden and Sutton. For the growing family, there is a plethora of outstanding schools in the area.



Council Tax Band D

EPC Rating C

Entrance Hall

UPVC double glazed door, with two obscured glazed windows, radiator, under stairs cupboard, downlighter.

Dining Area

10'6" x 11'7" (3.2m x 3.53m)

UPVC double glazed patio door to rear aspect, carpeted floor, radiator, downlighters.

Lounge

11'10" x 14'5" (3.6m x 4.4m)

UPVC double glazed bay window to front aspect, plantation shutters, fireplace, carpeted floor, downlighters.





Kitchen

15'2" x 7' (4.62m x 2.13m)

UPVC double glazed window to rear aspect, UPVC double glazed door, linoleum floor, part tiled walls, ample range of base and eye level units, downlighters.

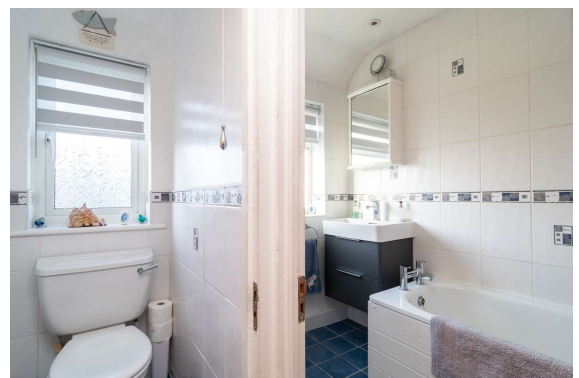
Bathroom

8'3" x 6'2" (2.51m x 1.88m)

Tiled floor, downlighter, vanity unit with mixer taps, bath with separate taps and shower head, partially tiled walls, obscured UPVC double glazed window to rear.

WC

Low level WC, tiled floor, partially tiled walls, UPVC double glazed obscured window to rear aspect.

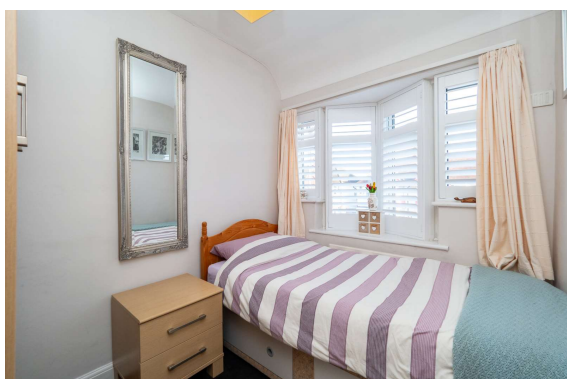




Bedroom One

14'5" x 10'10" (4.4m x 3.3m)

UPVC double glazed window to front aspect, plantation shutters, carpeted floor, radiator, downlighters.



Bedroom Two

11'7" x 9'7" (3.53m x 2.92m)

UPVC double glazed window to rear aspect, carpeted floor, downlighter, radiator.



Bedroom Three

8'2" x 6'7" (2.5m x 2m)

UPVC Oriel double glazed window to front aspect, plantation shutters, carpeted floor, downlighter, radiator.

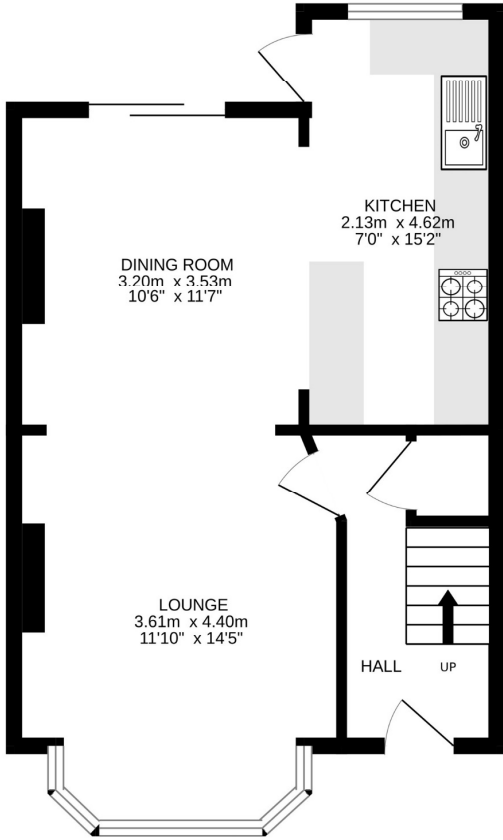


Rear Garden

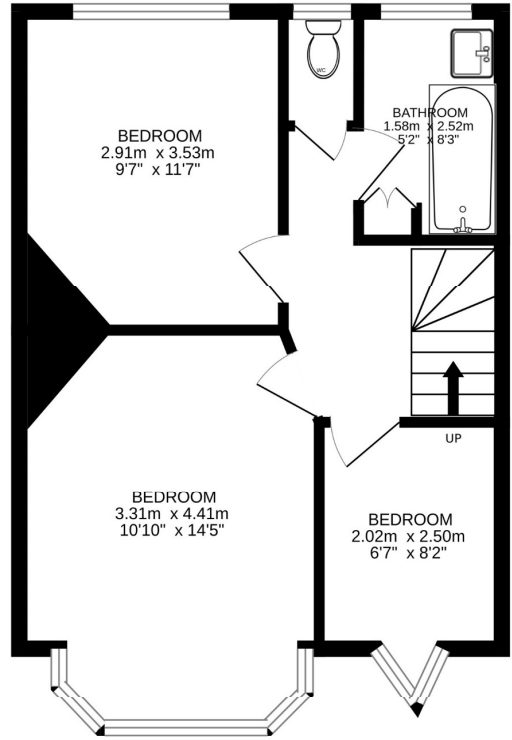
Patio area, range of mature hedging, attractive rockery area, detached garage to the rear and rear access.

- **RESIDENTIAL SALES**
- **RESIDENTIAL LETTINGS**
- **PROPERTY MANAGEMENT**
- **FINANCIAL SERVICES**
- **LAND AND NEW HOMES**
- **CONVEYANCING**

Your View...



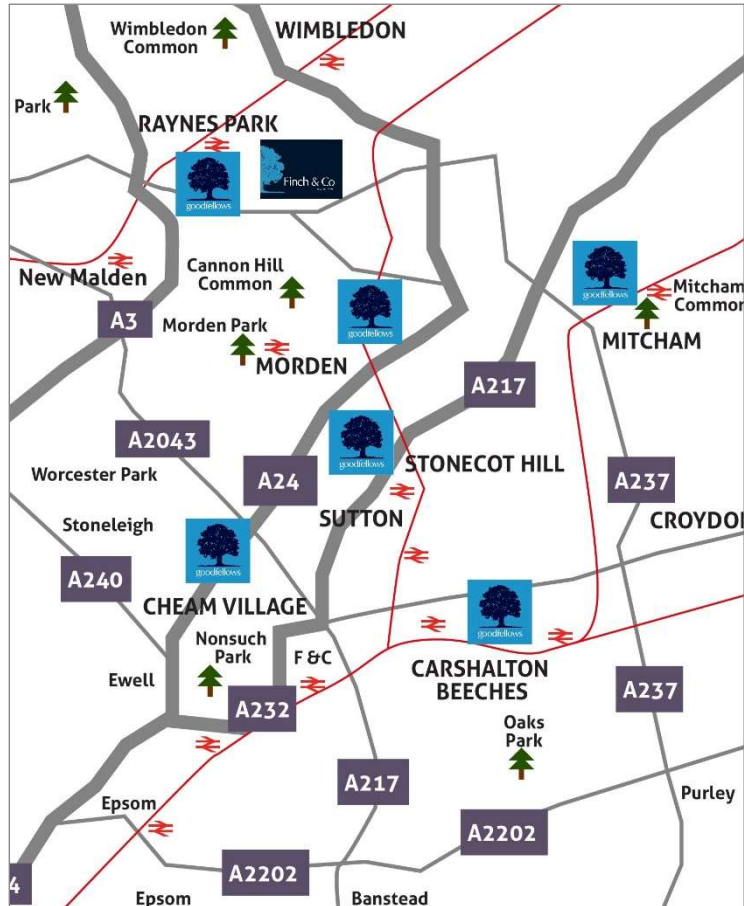
Ground floor
41.4 sq.m. (446 sq.ft.) approx.



1st floor
39.0 sq.m. (419 sq.ft.) approx.

TOTAL FLOOR AREA : 80.4 sq.m. (865 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Goodfellows Branch Network



Local Authority

London Borough of Sutton

Referral Fees

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Goodfellows.

Draft Details

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

Boundaries

This extract is to identify the site mentioned in these Sales Particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundary.

All Measurements

All Measurements are Approximate

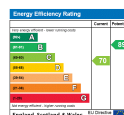
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For full EPC please contact the branch