



**HILLDALE ROAD, CHEAM, SUTTON, SM1**  
**OIEO £685,000 FREEHOLD**

**A WELL-PRESENTED SEMI-DETACHED FAMILY HOME  
FEATURING A SOUTH FACING GARDEN SET CLOSE TO  
WEST SUTTON TRAIN STATION**



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## AT A GLANCE

- 4 Bedrooms
- Living Room
- Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Cloakroom/WC
- Family Bathroom
- Garden approx. 50ft
- Council Tax Band E
- EPC Rating D

## DESCRIPTION

Situated just a few minutes' walk away from West Sutton train station, this beautifully presented, semi-detached family home offers modern, well-presented accommodation with a fantastic South facing rear garden and plenty of off-street parking.

The property is situated close to Cheam Village and Sutton town centre, both offering a variety of shops, bars, restaurants and amenities and two further train stations which provide fast and frequent services into London. Numerous well-regarded schools are close by including Homefield Preparatory School, Cheam Fields Primary Academy and Cheam High School.

The accommodation to the ground floor consists of a spacious entrance hall, an open plan living room, dining room and kitchen/breakfast room, utility room and downstairs WC. On the first floor, there are two well-proportioned double bedrooms and the family bathroom. On the second floor, there is a large double bedroom and a fourth good-sized single bedroom. All bedrooms benefit from fitted storage/wardrobes.

Externally, the well-maintained rear garden features a large patio ideal for outside dining and socialising, an area of lawn and a shed/storeroom. To the front of the property, there is a block paved driveway providing off street parking.



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## ACCOMMODATION

### Entrance Hall

**Living Room** - 14'1" x 12'3" max (4.3m x 3.73m max)

**Dining Room** - 12' x 11'9" max (3.66m x 3.58m max)

**Kitchen/Breakfast Room** - 18' x 9'8" max (5.49m x 2.95m max)

**Utility Room** - 8'10" x 7'5" max (2.7m x 2.26m max)

### Cloakroom/WC

**Bedroom** - 13'6" x 12'6" max (4.11m x 3.8m max)

**Bedroom** - 12' x 11' max (3.66m x 3.35m max)

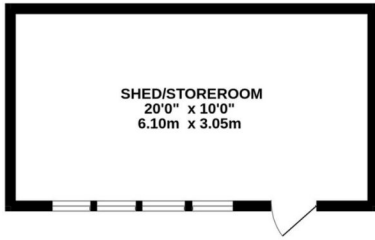
**Family Bathroom** - 8' x 7'2" max (2.44m x 2.18m max)

**Bedroom** - 15'4" x 11'1" max (4.67m x 3.38m max)

**Bedroom** - 8'9" x 7'6" max (2.67m x 2.29m max)

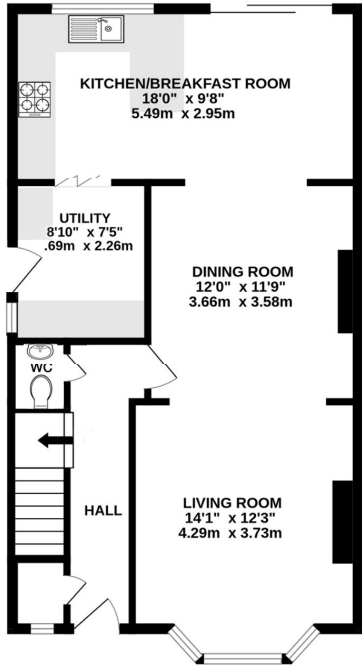
**Garden** - Approx. 50ft

**Shed/Storeroom** - 20' x 10' max (6.1m x 3.05m max)

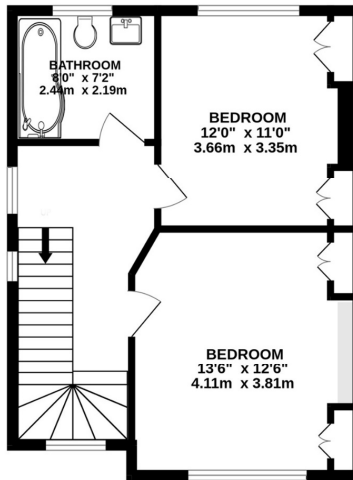


**Hilldale Road, Cheam SM1 2JA**  
INTERNAL FLOOR AREA (APPROX.) 1415 sq ft/ 131.5 sq m  
Excluding Outbuilding

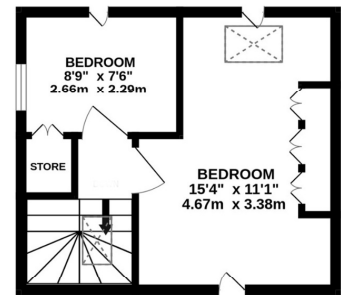
Garden extends to 50' (15.24m) approx.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>81</b>
(55-68)	<b>D</b>	<b>62</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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