



18 Hillcroome Road, Sutton, Surrey, SM2 5EL
£1,125,000



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Re-listed July 2021

The Local Agent is delighted to offer this substantial Edwardian detached house with lots of history and located only a short walk from Sutton train station offering great links into central London, ideal for the commuter.

The house was built in 1908 by renowned builder Percy Vere Windebank, famous for building quality houses in the area. This period detached house has been sympathetically refurbished by the current owners, retaining the original character and features including bay windows, wooden flooring and fireplaces.

An ideal family house with six double bedrooms and two modern bathrooms. Open plan living space with large reception rooms, an impressive 28ft kitchen/diner with granite worktops and a spacious hallway with fireplace and WC. The impressive garden is approximately 90ft x 60ft with a huge patio area ideal for entertaining. There is a detached garage to the side and off-street parking to the front with scope for a carriage driveway.

Description

Detached Edwardian House
Approximately 2619 sq ft
Six Double Bedrooms
Two Modern Bathrooms
Large Reception Rooms
28ft Kitchen/Diner
Original Fireplaces & Bay Windows
Views Of London
Large Gardens
Garage, Shed, Lean to & Driveway

Situation

Sutton town centre offers a comprehensive mix of shops, banks, restaurants, leisure outlets and amenities such as cinema and gyms. The schooling in the wider area is considered excellent and attracts many home movers. Trains from Sutton station journey into London Victoria, London Bridge, Wimbledon and St Pancras. The wider Sutton area is a sporty place to live with tennis, horse riding, cricket, golf and football on offer.

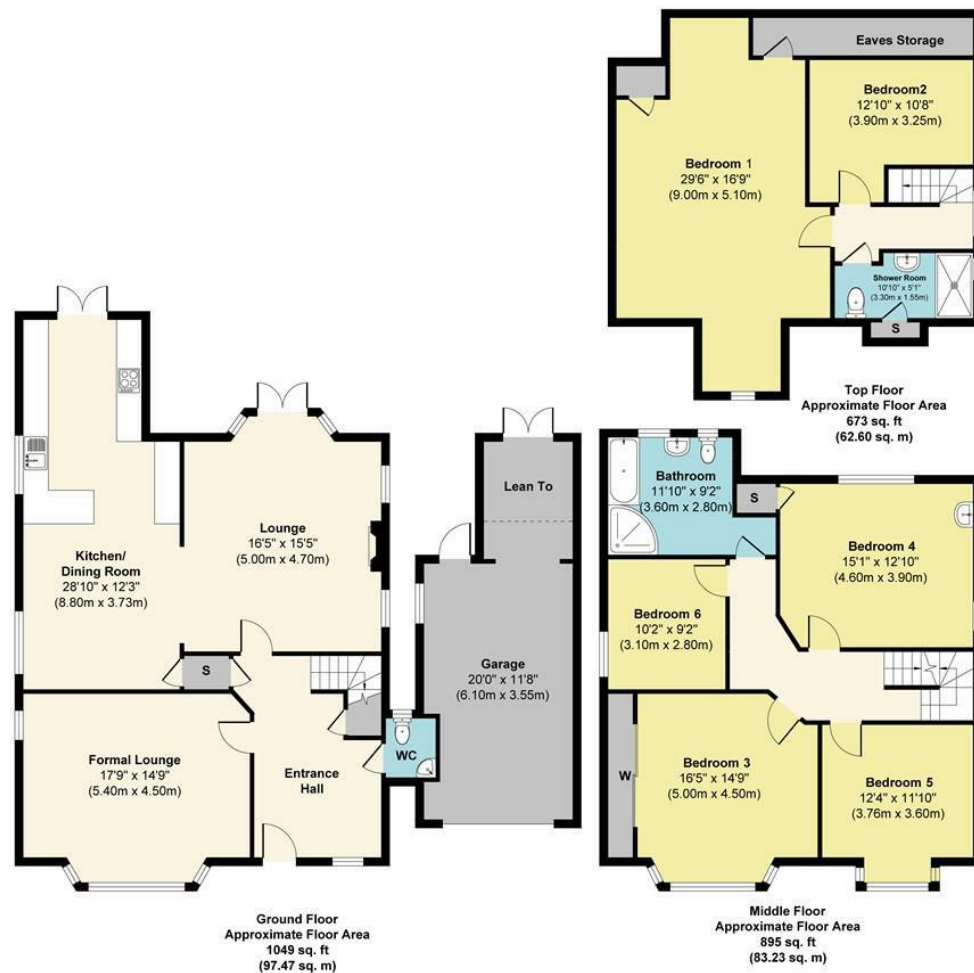
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Council Tax Band: G

Available:



Hillcroom Road



Approx. Gross Internal Floor Area 2619 sq. ft / 243.31 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Fees

Admin fee: £180 inclusive of VAT - Reference Fee: £36 inclusive of VAT per application - Inventory Fee may also apply



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

3 Ruxley Lane, Epsom, Surrey, KT19 0JB

telephone 020 8004 5252 | email sales@thelocalagent.co.uk