

# Butler's

thoughtful estate agency

Mulgrave Road, Sutton, SM2 6LJ  
£3,400 Per month



4



1



3



C

# PROPERTY SUMMARY

An impressive four-bedroom detached house on the sought-after Mulgrave Road, offering generous space and modern family living. The property features three versatile reception rooms, ideal for entertaining, home working or relaxed family time, along with a newly fitted kitchen and new contemporary bathrooms finished to a high standard.

A standout benefit is the large private driveway with parking for up to four vehicles — a rare advantage in this central Sutton location. The house is also perfectly positioned for commuters, just a short walk from the station and local amenities.

A superb opportunity to secure a spacious, beautifully updated home in one of Sutton's most desirable residential areas, combining comfort, convenience and excellent family accommodation.





**LOCAL AUTHORITY**  
Sutton

**DEPOSIT REQUIRED**  
£3,923

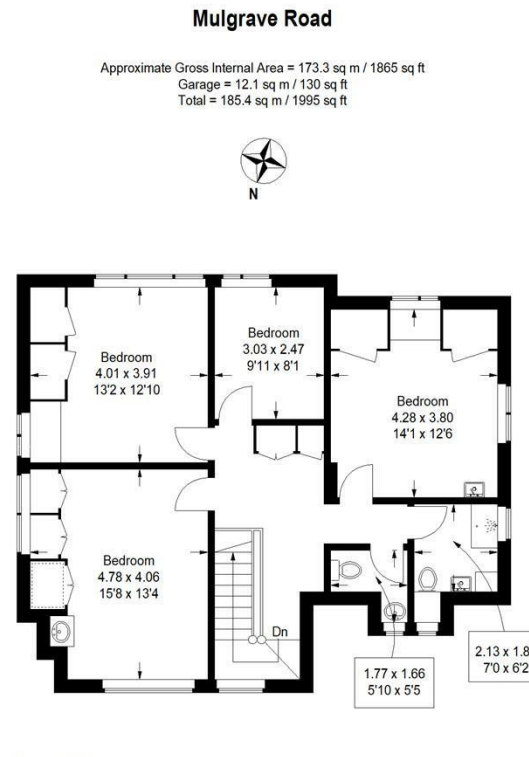
**PROPERTY AVAILABLE DATE**  
1st August 2026

**COUNCIL TAX BAND**  
G

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



**Mulgrave Road**

Approximate Gross Internal Area = 173.3 sq m / 1865 sq ft  
Garage = 12.1 sq m / 130 sq ft  
Total = 185.4 sq m / 1995 sq ft



= Reduced headroom below 1.5 m / 5'0

Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2022 (ID 861291)



**OFFICE ADDRESS**  
18 Sutton Plaza  
Sutton  
Surrey  
SM1 4FS

**OFFICE DETAILS**  
020 39 170 160  
sutton@butlershomes.co.uk  
butlershomes.co.uk