

Butler's

thoughtful estate agency



Mulgrave Road
Sutton, SM2 6LJ

Price £1,200,000



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Sutton, SM2 6LJ

DEVELOPMENT OPPORTUNITY

PLANNING PERMISSION GRANTED for an 8 unit new build scheme, currently incorporating 4 one bedroom, 3 two bedroom and 1 three bedroom penthouse apartments.

Please contact us for further details and GDV.

Application no: DM2023/01035

A fantastic opportunity to purchase this detached home, located in a prime South Sutton position extremely close to Sutton mainline station and the high street.

With planning granted, the new owners will have the opportunity to adapt and build to their own specification.

Alternatively, if you are looking to delay the build, the property could provide an immediate income stream with new or existing tenants as it is currently let.

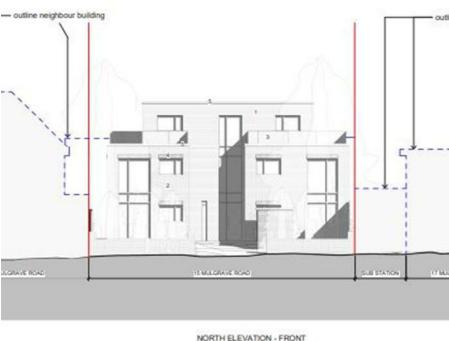
The house itself currently comprises 2 large receptions, kitchen/breakfast room and study, with the further benefit of a garden room and cloakroom serving these ground floor rooms.

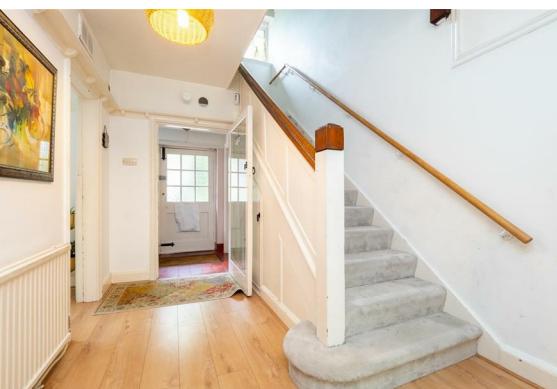
To the first floor, there are 4 bedrooms and family bathroom, with the house still boasting a wealth of original features.

On the outside, the south facing rear garden is perfectly proportioned, wrapping around the house to the front, where a driveway provides ample parking.

Please call the team at Butler's who will be able to provide you with any further information you may require.

GROUND FLOOR





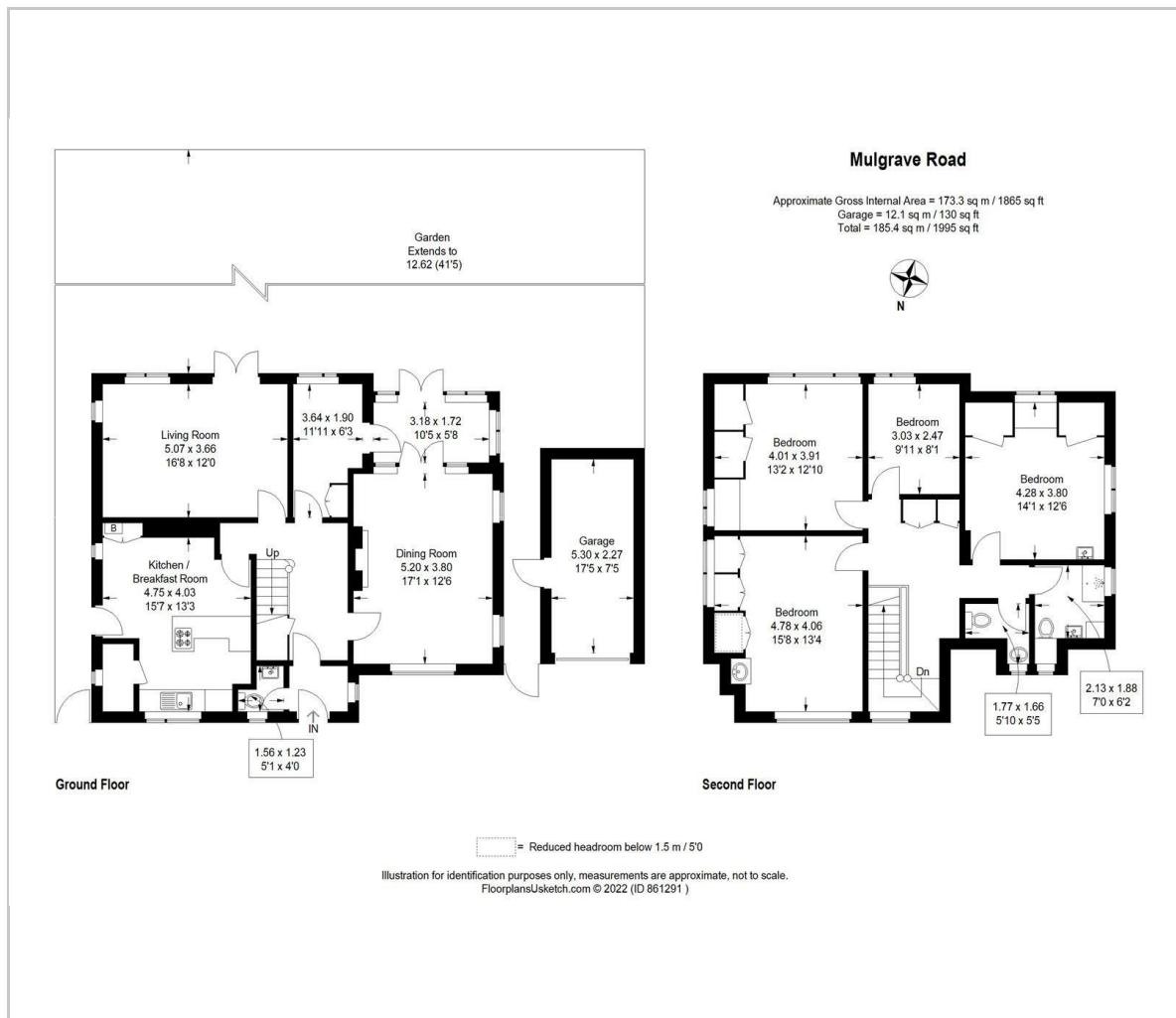
Vestibule
Cloakroom
5'1 x 4 (1.55m x 1.22m)
Hallway
Dining Room
17'1 x 12'6 (5.21m x 3.81m)
Garden Room
10'5 x 5'8 (3.18m x 1.73m)
Study
11'11 x 6'3 (3.63m x 1.91m)
Living Room
16'8 x 12' (5.08m x 3.66m)
Kitchen/Breakfast Room
15'7 x 13'3 (4.75m x 4.04m)

FIRST FLOOR

Landing
Bedroom 1
15'8 x 13'4 (4.78m x 4.06m)
Bedrooms 2
14'1 x 12'6 (4.29m x 3.81m)
Bedroom 3
13'2 x 12'10 (4.01m x 3.91m)
Bedroom 4
9'11 x 8'1 (3.02m x 2.46m)
Bathroom
7' x 6'2 (2.13m x 1.88m)
Separate W/C
5'10 x 5'5 (1.78m x 1.65m)

OUTSIDE
Driveway
Front Garden
Garage
Rear Garden

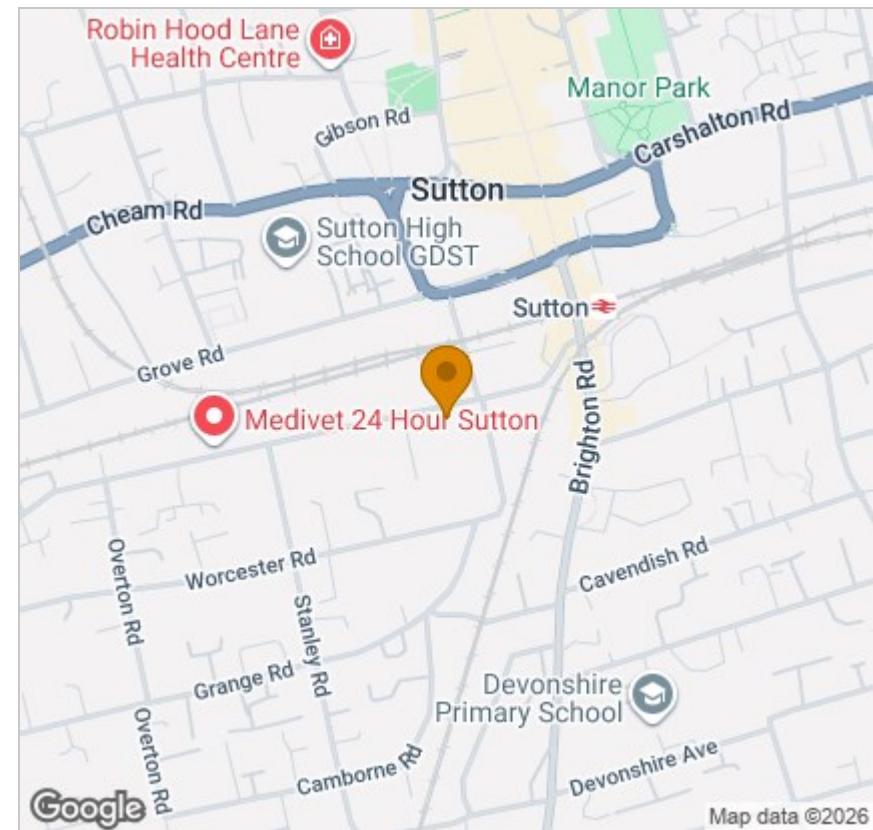
Floor Plan



Viewing

Please contact our Butler's Sales Office on 020 39 170 160
if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

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

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.