

# Butler's

thoughtful estate agency

Mulgrave Road  
Sutton, SM2 6LJ  
Price £1,200,000



# Mulgrave Road

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.

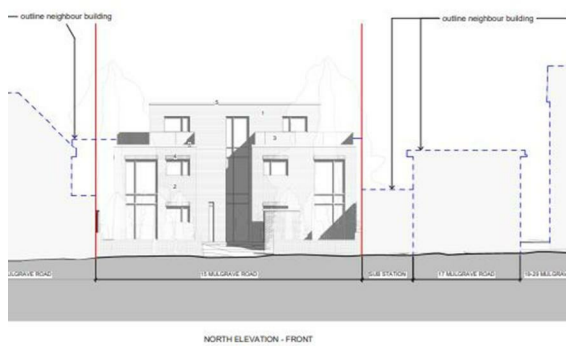
GROUND FLOOR



Proposed 3D View Looking West Along Mulgrave Road



Proposed 3D View Looking East Along Mulgrave Road





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

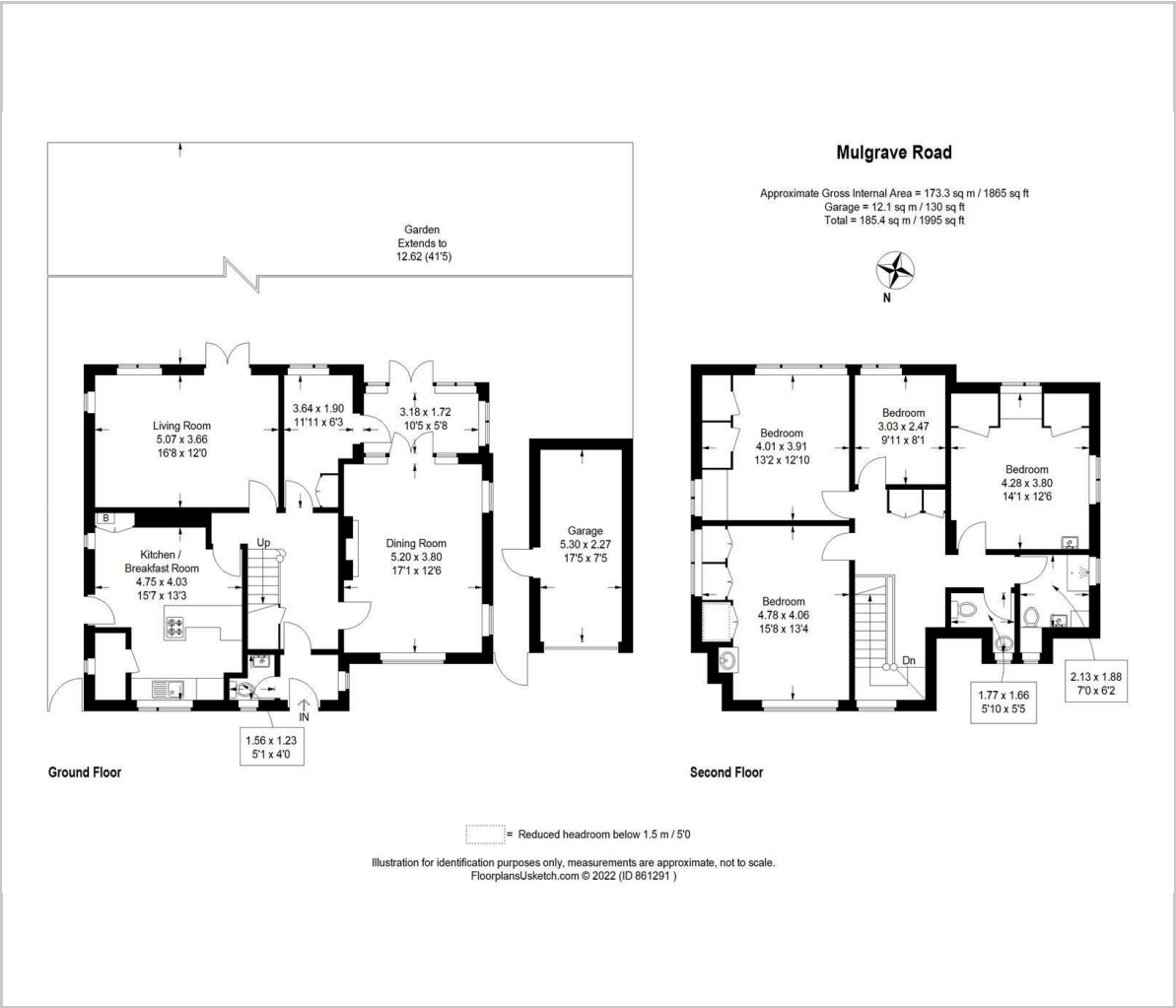
Front Garden

Garage

Rear Garden



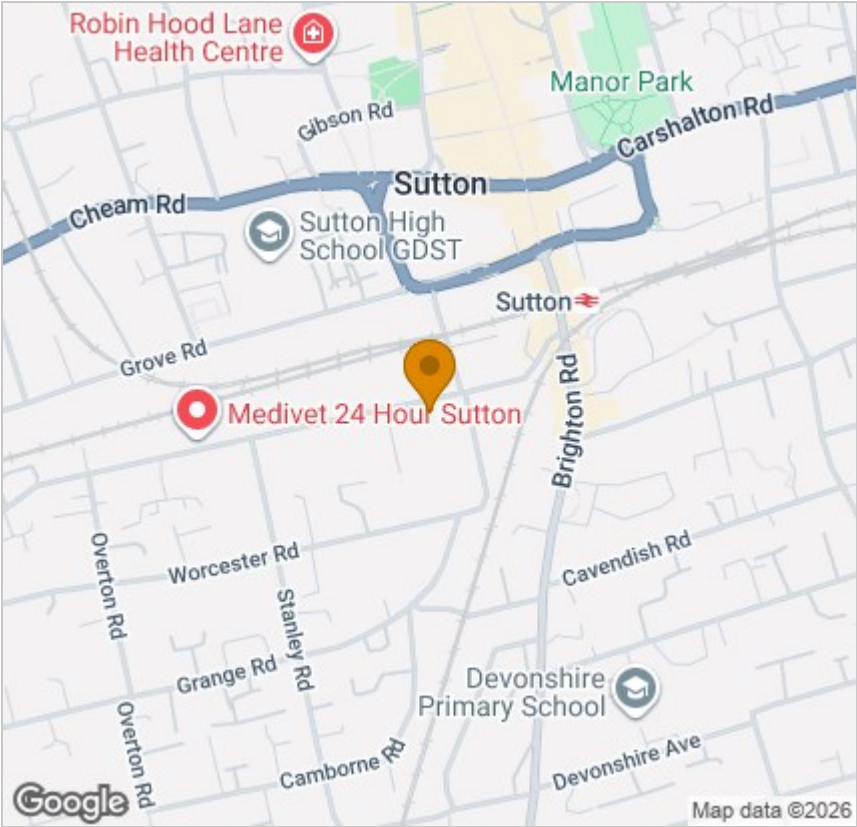
Floor Plan



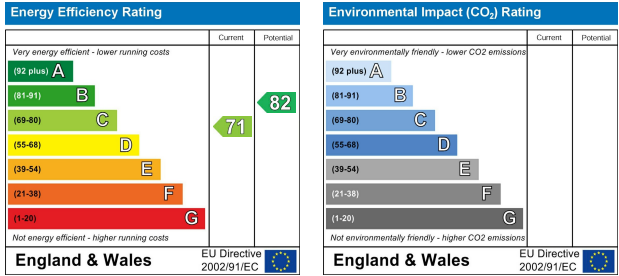
Viewing

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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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