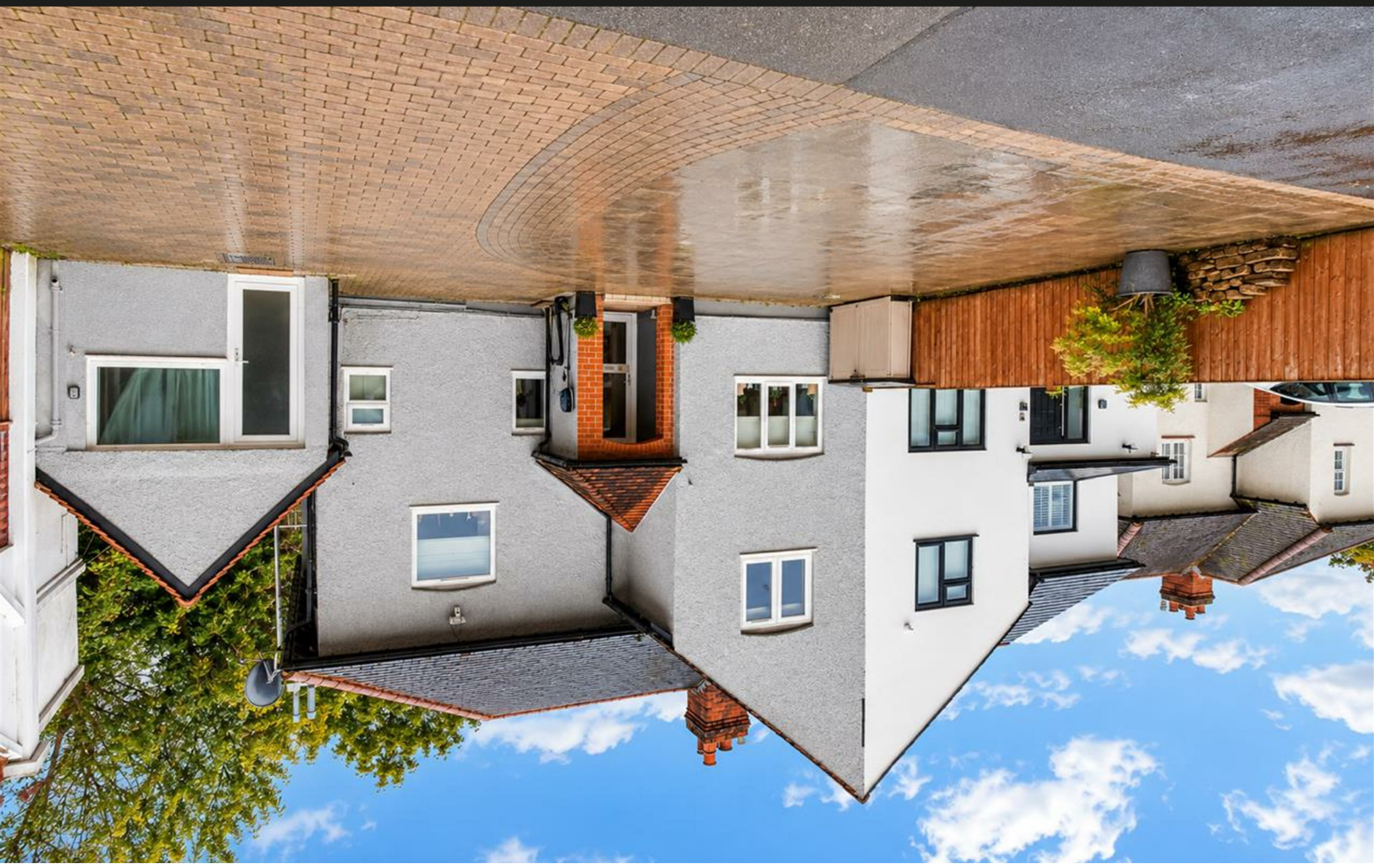
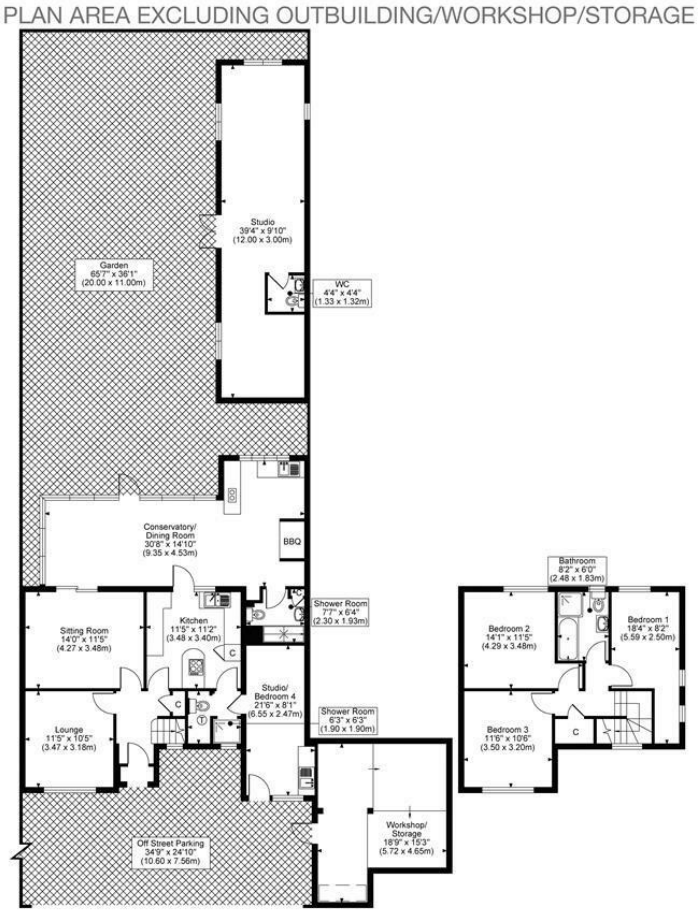
CHRISTIES



MULGRAVE ROAD, SM2

TOTAL APPROX FLOOR PLAN AREA INCLUDING OUTBUILDING/WORKSHOP/STORAGE 2228 SQ.FT (207 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING OUTBUILDING/WORKSHOP/STORAGE 1593 SQ.FT (148 SQ.M)



GROUND FLOOR FIRST FLOOR

All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

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Mulgrave Road, Sutton SM2 6JX

Offers In The Region Of £775,000

**BLACK FRIDAY EVENT **
This spacious and versatile family home offers an impressive combination of generous living accommodation, a substantial rear garden and excellent additional facilities, including a detached studio and workshop. With a flexible layout suited to modern family life, the property provides a superb balance of indoor and outdoor space.

The ground floor offers a welcoming entrance hall leading to a comfortable lounge, separate sitting room, and a well-appointed kitchen. A particularly impressive conservatory/dining room extends across the rear of the property, creating a wonderful space for entertaining and enjoying views over the garden. The ground floor also benefits from a versatile studio/bedroom, two shower rooms and a separate WC, offering excellent flexibility for family members or guests.

Upstairs, there are three well-proportioned bedrooms, including a generous principal bedroom, together with a family bathroom and additional shower facilities.

Outside, the property enjoys a substantial rear garden, providing ample space for relaxation, entertaining and family enjoyment. A detached studio/ garden room offers excellent potential for use as a home office, creative space, or private retreat, with its own WC.

To the front, a generous driveway provides extensive off-street parking and a substantial workshop/storage area ideal for hobbies, equipment, or additional storage.

Combining versatile accommodation, excellent outdoor space, and a range of useful outbuildings, this is an appealing home offering considerable flexibility for a variety of buyers.

- Additional ground-floor studio/bedroom
- Impressive conservatory/dining room overlooking the garden
- Spacious and versatile family home
- Detached garden studio with WC
- Council Tax Band E
- EPC Rating D











