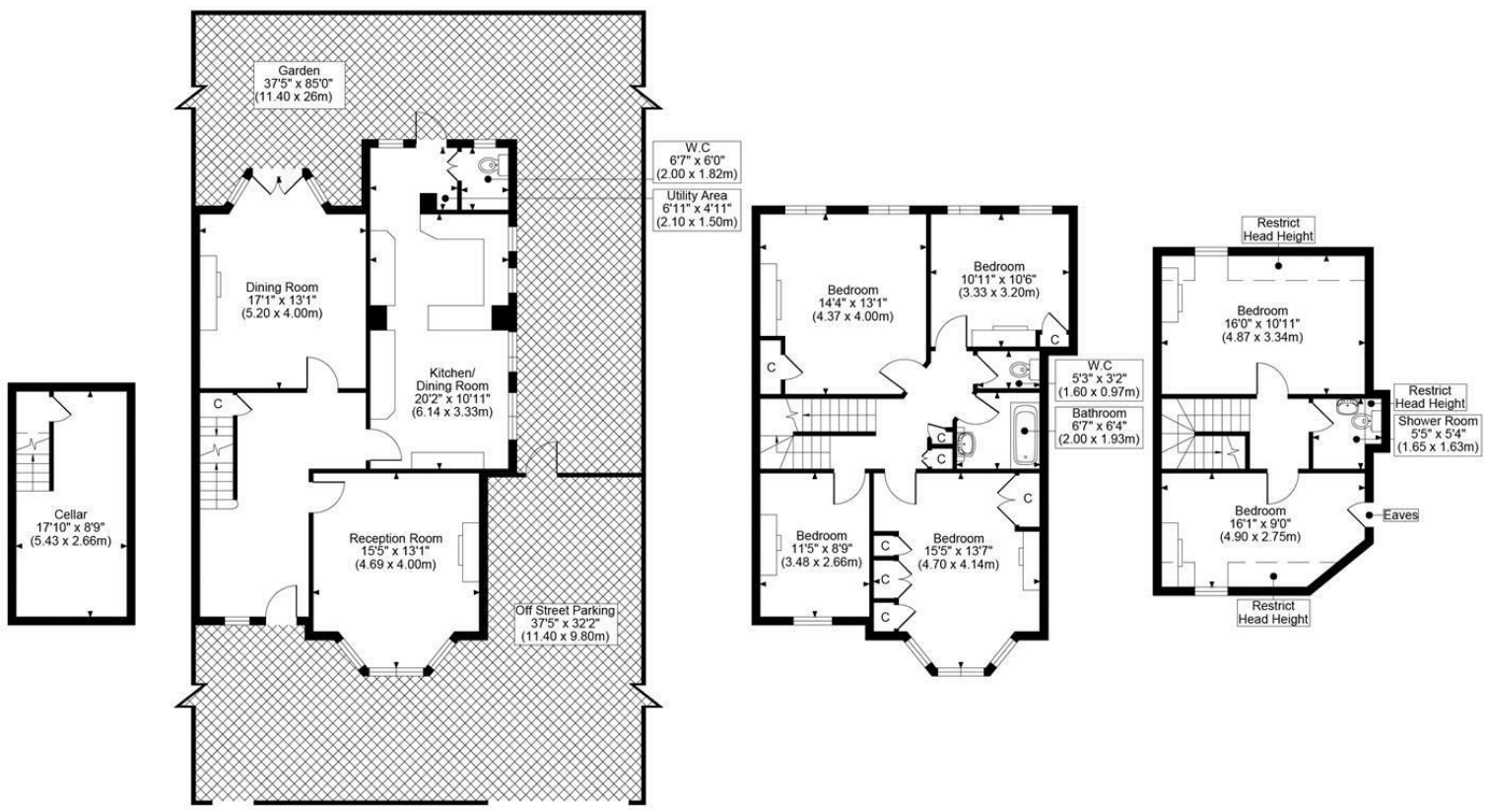


EGMONT ROAD, SM2

TOTAL APPROX FLOOR PLAN AREA INCLUDING RESTRICTED HEAD HEIGHT 2196 SQ.FT (204 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING RESTRICTED HEAD HEIGHT 2142 SQ.FT (199 SQ.M)



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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Egmont Road, Sutton SM2 5JR

Guide Price £950,000

Guide Price: £950,000 - £1,000,000

Situated on the highly sought-after Egmont Road in Sutton, this impressive six-bedroom semi-detached Edwardian home offers a fantastic combination of period charm, generous living space and modern convenience.

The property features three spacious reception rooms, six well-proportioned bedrooms and two bathrooms, providing excellent flexibility for family living, entertaining and working from home. Period features and generous proportions create a warm and welcoming feel throughout.

The property also benefits from planning permission (previously granted) being subject to approval, including front, side and rear extensions, a loft conversion and garage, as well as conversion into two self-contained flats, offering excellent future development potential.

Externally, there is valuable off-road parking, while the property is conveniently located for local amenities, highly regarded schools, parks, shops and excellent transport links.

Combining impressive proportions, Edwardian character and significant development potential, this is a superb opportunity in one of Sutton's most desirable locations.

- Six Bedrooms
- Edwardian Era
- Semi-Detached
- Close To Amenities
- Subject to planning permission (previously granted) for extensions
- EPC rating D
- Council Tax Band F













