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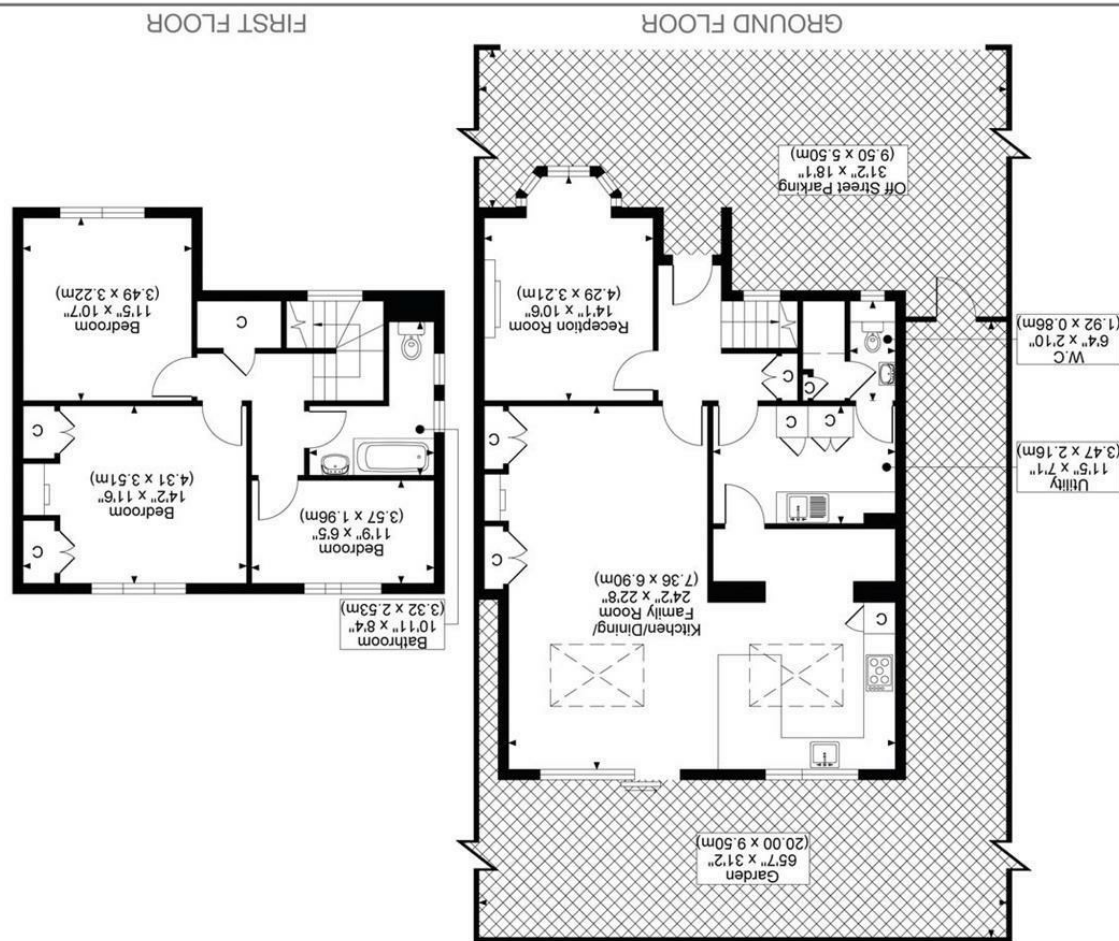
RICS

The Property Ombudsman

CHRISTIES

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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.



MULGRAVE ROAD, SM2  
 TOTAL APPROX FLOOR PLAN AREA 1318 SQ.FT (122 SQ.M)



CHRISTIES



# MULGRAVE ROAD, SUTTON SM2 6JX

GUIDE PRICE £800,000

**\*\*GUIDE PRICE £800,000 - £850,000\*\***

WELCOME TO MULGRAVE ROAD – A BEAUTIFULLY PRESENTED FAMILY HOME, FINISHED TO A SUPERB MODERN STANDARD THROUGHOUT AND OFFERING STYLISH OPEN-PLAN LIVING PERFECTLY SUITED TO CONTEMPORARY LIFESTYLES.

THE HEART OF THE HOME IS AN IMPRESSIVE OPEN-PLAN KITCHEN, DINING AND FAMILY ROOM SPANNING THE REAR OF THE PROPERTY, CREATING A BRIGHT AND SOCIABLE SPACE FOR EVERYDAY FAMILY LIFE AND ENTERTAINING. OVERLOOKING THE GARDEN, THIS STUNNING ROOM ENJOYS EXCELLENT NATURAL LIGHT AND A SEAMLESS CONNECTION TO THE OUTDOORS. A SEPARATE RECEPTION ROOM TO THE FRONT PROVIDES ADDITIONAL LIVING SPACE, WHILE A UTILITY ROOM AND GROUND FLOOR WC ADD FURTHER PRACTICALITY.

UPSTAIRS, THE PROPERTY OFFERS THREE WELL-PROPORTIONED BEDROOMS SERVED BY A MODERN FAMILY BATHROOM, PROVIDING COMFORTABLE ACCOMMODATION FOR FAMILIES, PROFESSIONALS AND DOWNSIZERS ALIKE.

EXTERNALLY, THE PROPERTY BENEFITS FROM A BEAUTIFULLY MAINTAINED REAR GARDEN, OFFERING AN ATTRACTIVE AND PRIVATE SETTING FOR RELAXING, ENTERTAINING AND FAMILY ENJOYMENT. TO THE FRONT, A DRIVEWAY PROVIDES OFF-STREET PARKING.

COMBINING CONTEMPORARY INTERIORS, IMPRESSIVE OPEN-PLAN LIVING AND GORGEOUS GARDENS, MULGRAVE ROAD REPRESENTS AN EXCEPTIONAL OPPORTUNITY TO ACQUIRE A TURN-KEY HOME IN A HIGHLY DESIRABLE LOCATION.

- BEAUTIFULLY MODERN FAMILY HOME FINISHED TO A HIGH STANDARD THROUGHOUT
- STUNNING OPEN-PLAN KITCHEN, DINING AND FAMILY ROOM
- THREE WELL-PROPORTIONED BEDROOMS
- GORGEOUS REAR GARDEN AND PRIVATE DRIVEWAY PARKING
- COUNCIL TAX BAND E
- EPC RATING D

