



CONSTANCE ROAD, SUTTON

Beautiful three-bedroom end of terrace in Sutton. Great living space, private garden, and light-filled rooms. Close to Sutton station, local shops, parks, and top schools including Cheam High, Sutton Grammar & Nonsuch High. Ideal family home, Chain Free and ready to move straight in. VR Tour .

£499,950 Freehold | 3 Bed Family home





Hallways are pleased to market this lovely family home, with real curb appeal! Well presented and well proportioned, this home has been in the family over three generations.

Conveniently located, end of terrace, offering over 800 sq ft of versatile living space, on a popular residential road in Sutton. Added convenience of No Onward Chain

This attractive home provides a well-balanced layout, with the ground floor comprising a spacious living room to the front, a separate dining room, and a fitted kitchen to the rear — creating a natural flow for both everyday living and entertaining. A ground floor bathroom adds further practicality and convenience.

Upstairs, the property offers three bedrooms, including two generous double rooms and a third, making a perfect office or nursery, all arranged off a central landing. The layout is ideal for families, home working, or those looking for flexible living space.

Occupying an end of terrace position, the property benefits from increased natural light and a greater sense of privacy, along with potential for future extension or reconfiguration (subject to the usual planning permissions). Externally, the home enjoys a private rear garden, perfect for outdoor dining and relaxation.

With approximately 810 sq ft (75.1 sq m) of internal space, this property represents an excellent opportunity for buyers seeking a home with both immediate comfort and future potential.

Location and Local Amenities:

Conveniently situated close to Sutton High Street, this home offers easy access to a wide range of shops, cafes, eateries, and leisure facilities. Sutton mainline station provides regular and direct rail services into Central London (with journeys to London Victoria, London Bridge and Blackfriars typically under 40–45 minutes), making this location ideal for commuters and family life alike.

Green spaces such as Manor Park and local recreational areas are just a short walk away, offering opportunities for outdoor activities, weekend walks, and family time.

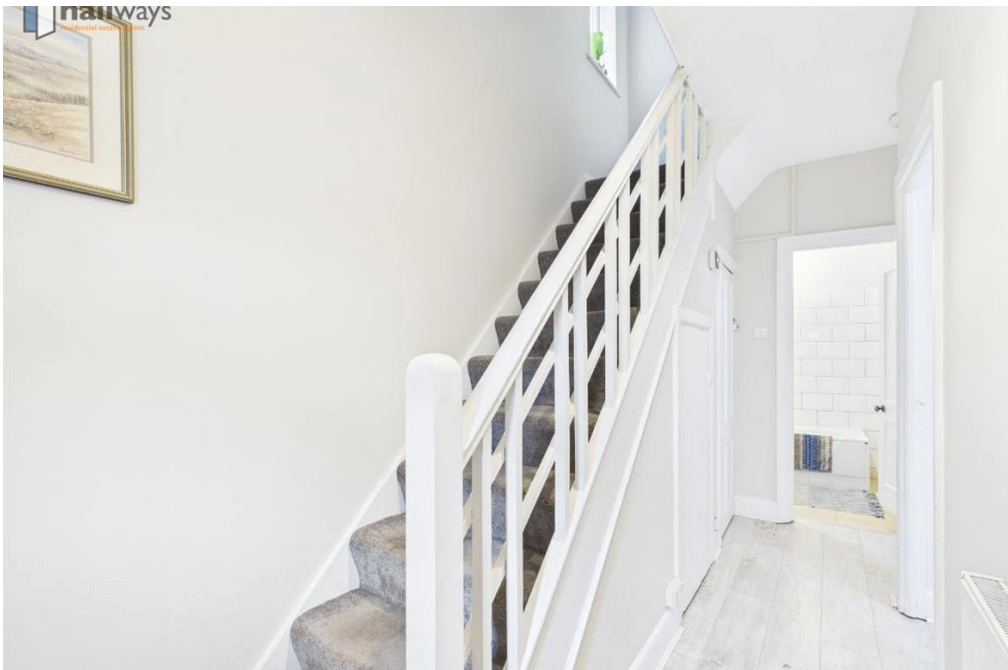
🏫 Schools and Education (Highly Regarded Options)

Primary Schools (state and independent)

- Westbourne Primary School – Well-regarded local primary with strong performance and community reputation.
- Robin Hood Infants' & Junior Schools – Popular local options for early years and junior education.
- St Cecilia's Catholic Primary School – Highly rated primary option in the Sutton area.
- Cheam Park Farm Primary Academy – Outstanding performance and strong community focus.
- Homefield Preparatory School – Well-known independent boys' school (ages 3–14) close by.

Secondary Schools

- Cheam High School – Outstanding local state secondary school.
- Harris Academy Sutton – Highly regarded secondary with excellent Ofsted ratings.
- Sutton Grammar School – Established grammar school option for academically driven families.
- Nonsuch High School for Girls – Popular girls' selective school in the wider Sutton area.



- Greenshaw High School – Well-regarded comprehensive secondary serving the local community.

These options provide a strong mix of state, selective and independent pathways for families, making the area particularly attractive for buyers prioritising education and long-term schooling choices.

Early viewing is highly recommended to fully appreciate the space, layout, and potential on offer, as well as the superb lifestyle and schooling opportunities this location affords.

Take a tour with our 3D VR and get in touch to book your in person viewing - hello@hallwaysproperty.uki

Council Tax Band: C (LB Sutton)

Tenure: Freehold

Garden details: Rear Garden

- Sutton 3 Bed House
- 15 Minute Walk to Sutton Railway Station
- No Onward Chain
- End of Terrace
- Sought after school catchment
- Brand New Decor
- Friendly neighbours



Ground Floor



Floor 1



Approximate total area*
60.24 m²
654 sq. ft.

*Does not include external areas
*Does not include internal walls
*Does not include the area of the staircase
*Does not include the area of the balcony

Orientation



Ground Floor



Approximate total area*
60.24 m²
654 sq. ft.

*Does not include external areas
*Does not include internal walls
*Does not include the area of the staircase
*Does not include the area of the balcony

Orientation

Landing
0.84 x 1.47 m
2'9" x 4'9"



Floor 1



Approximate total area*
60.24 m²
654 sq. ft.

*Does not include external areas
*Does not include internal walls
*Does not include the area of the staircase
*Does not include the area of the balcony

Orientation

| Energy Efficiency Rating | |
|--|-----------------------------------|
| Current | Potential |
| <p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> | <p>78</p> <p>63</p> |
| <p>Not energy efficient - higher running costs</p> | |
| <p>England & Wales EU Directive 2002/91/EC</p> | |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only

Hallways Estates Limited

Rothie Barn, Croydon Lane, Banstead, Surrey SM7 3BG

Tel: 07903162312 Email: hello@hallwaysproperty.uk Website: hallwaysproperty.uk/

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.