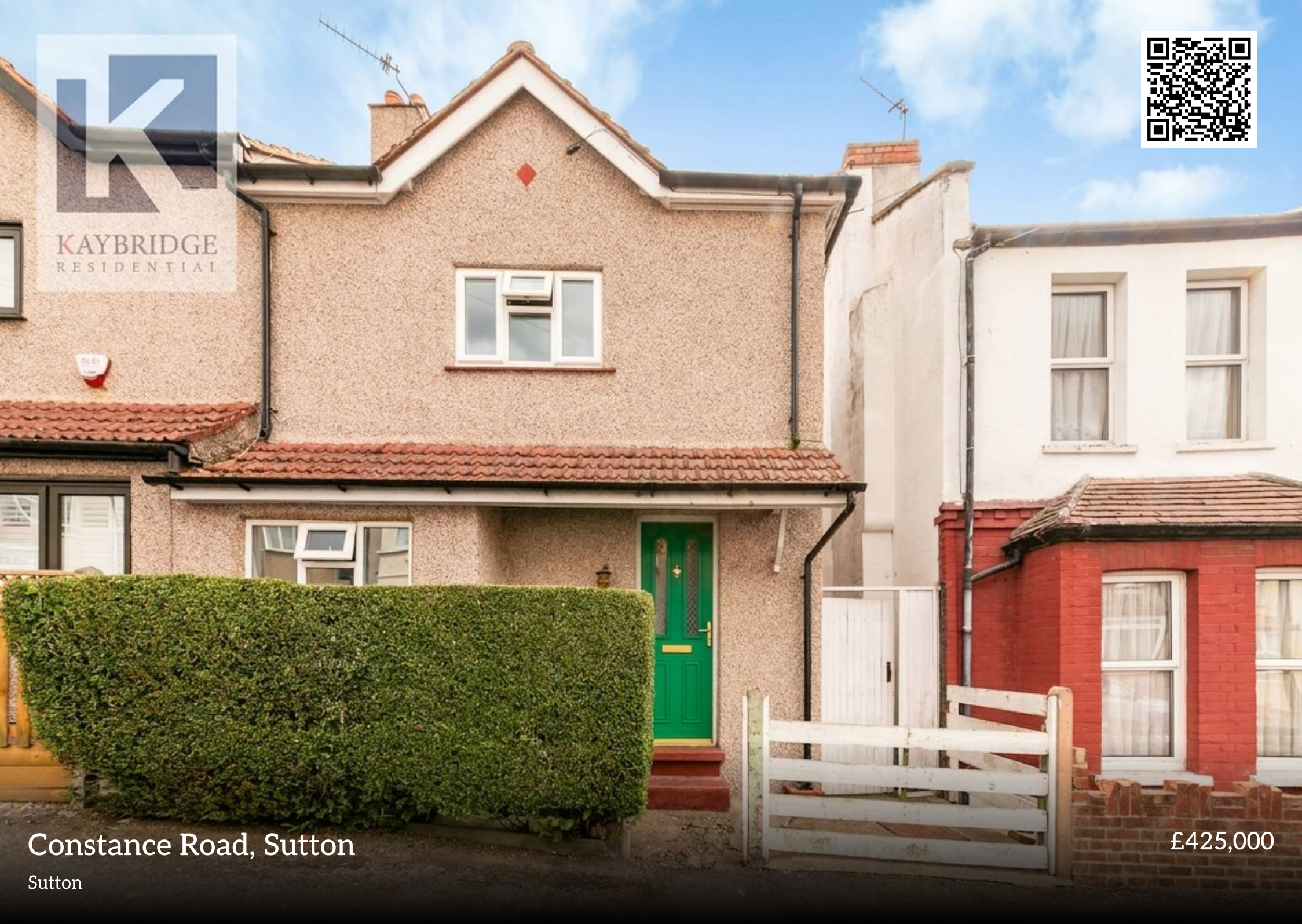




Constance Road, Sutton

Sutton

£425,000



Constance Road

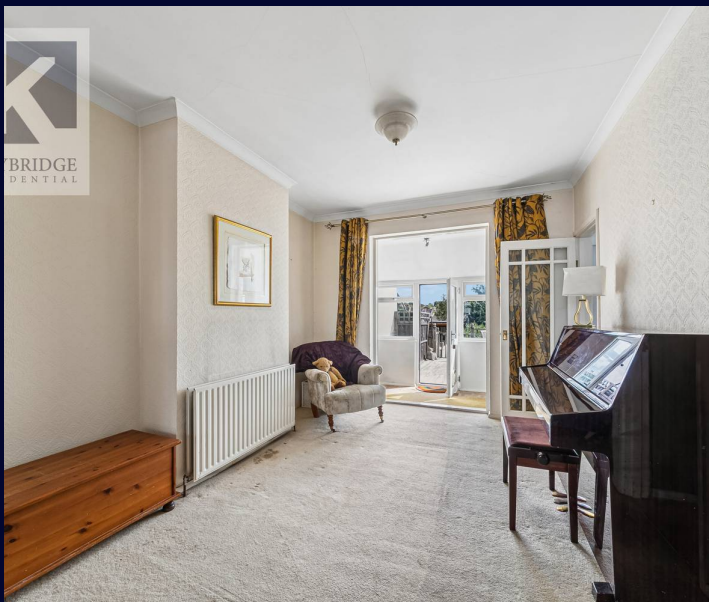
Sutton

- Three-bedroom family home
- Approximately 899 sq ft of accommodation
- Impressive 24'6" reception room
- Three well-proportioned bedrooms
- Ground-floor family bathroom
- Excellent scope for modernisation and improvement
- Potential to reconfigure or extend, subject to consent
- Convenient Sutton location
- Ideal family home or improvement opportunity

Kaybridge Residential are pleased to present this spacious three-bedroom family home, offering approximately 899 sq ft of accommodation, a generous rear garden measuring approximately 62 ft and excellent potential for a buyer looking to modernise and create a home to their own specification.

The property offers particularly well-proportioned accommodation and represents an exciting opportunity for those seeking a home with genuine scope to add value and personalise over time.

The ground floor is centred around an impressive 24'6" reception room, providing ample space for both living and entertaining. The generous proportions create plenty of flexibility for different furniture arrangements and family use.



Towards the rear is a separate kitchen, fitted with a range of units and work surfaces, alongside a separate dining room with direct access towards the garden. The ground floor accommodation is completed by a family bathroom. Upstairs, the property offers **three well-proportioned bedrooms**. The principal bedroom is particularly impressive at approximately 17'6" x 10'4", while the second bedroom also provides excellent double-bedroom proportions. The third bedroom would work equally well as a child's bedroom, nursery or home office.

One of the home's standout features is the **substantial rear garden, extending to approximately 62 ft x 25 ft**. A generous raised deck immediately behind the property provides an ideal space for outdoor dining and entertaining, with steps leading down to a mature garden offering plenty of room for families, keen gardeners or those looking to further enhance the outside space.

The property would benefit from some cosmetic updating, but its generous room sizes, substantial garden and versatile layout provide an excellent foundation for a buyer looking to create a long-term family home. There may also be potential to reconfigure or extend the accommodation, subject to the necessary planning permissions and consents.

Council Tax band: D

Tenure: Freehold

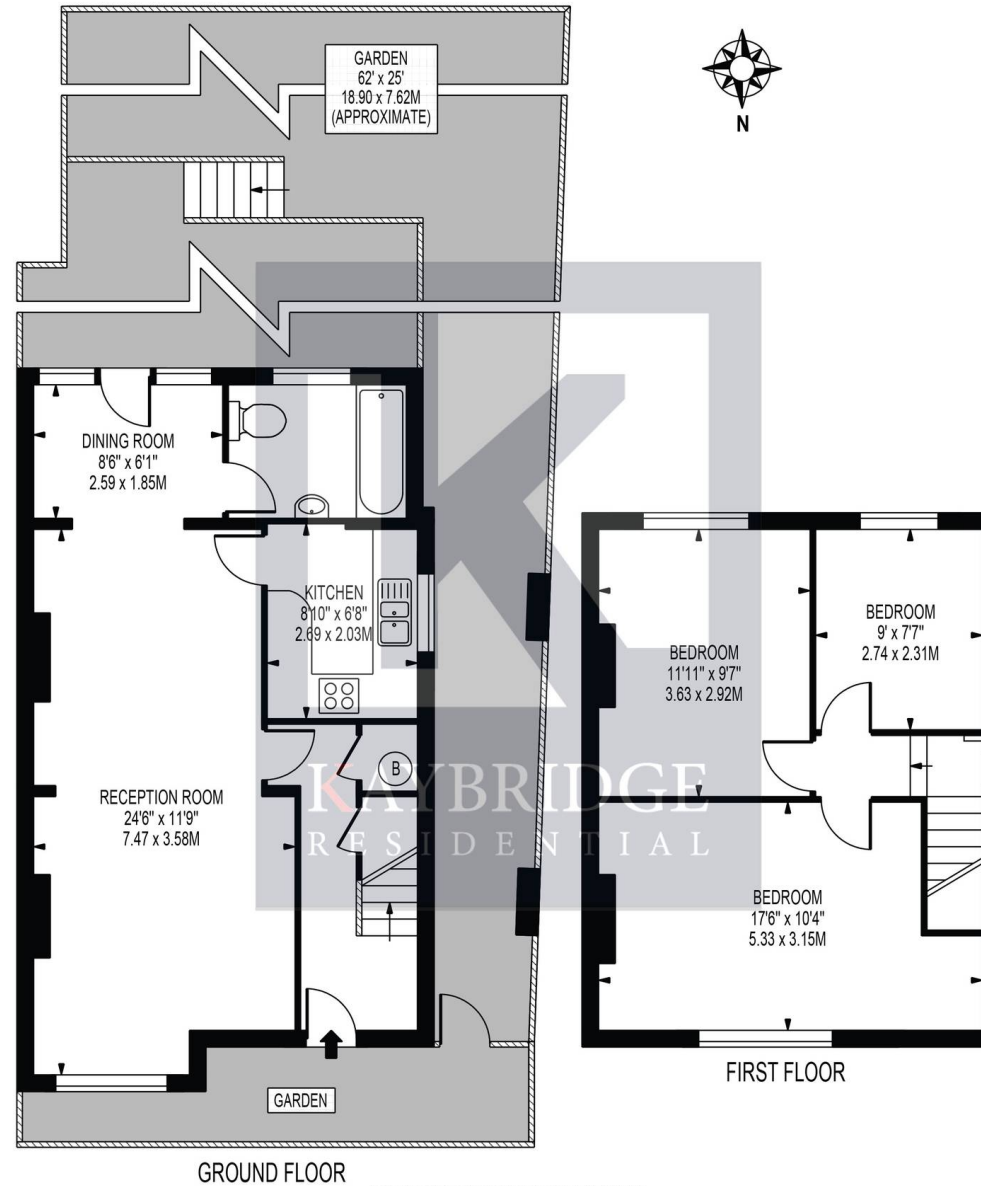
Constance Road is conveniently positioned for Sutton's wide range of shops, amenities, schools and transport connections, making it a practical location for families and commuters alike. A property with space, potential and a fantastic garden – early viewing is highly recommended to fully appreciate the opportunity on offer.





CONSTANCE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 899 SQ FT - 83.52 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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