

14 Pauline Crescent, Whitton, TW2 6JD



Offers Over £620,000 Freehold



A WELL PROPORTIONED, SPACIOUS, THREE BEDROOM SEMI DETACHED FAMILY HOME IDEALLY SITUATED IN A QUIET ROAD IN CENTRAL WHITTON CLOSE TO THE STATION AND HIGH STREET OFFERED FOR SALE IN NEED OF UPDATING AND MODERNISING WITH THE BENEFIT OF NO ONWARD CHAIN.

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FOR SALE:

This well proportioned home features two spacious reception rooms, a good size kitchen with larger cupboard, and upstairs three bedrooms and bathroom with separate WC. Outside there is off road parking to the front for several vehicles and side pedestrian access to a large South east facing rear garden which is mainly brick paved.. There is also a detached double width garage which is approached via a shared driveway to the rear of Pauline Crescent, approached via Jubilee Avenue. The property does have gas central heating (Not in working condition) and the property requires modernising and updating throughout. These works have been allowed for in the competitive selling price. An early viewing is recommended to appreciate the scope and potential to create a bespoke home to an individual specification.

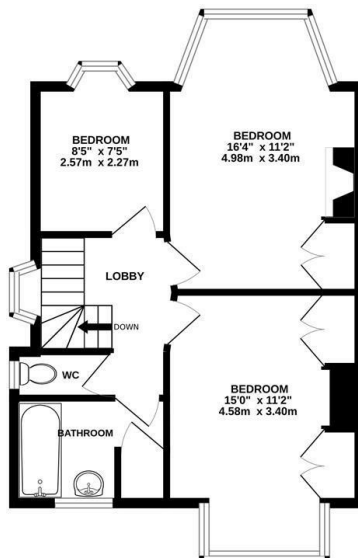
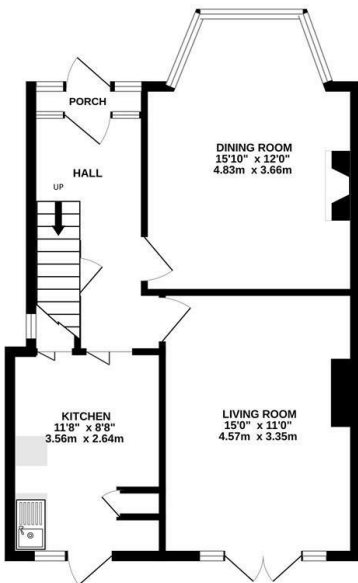
LOCATION:

Pauline Crescent is a popular, quiet residential road in central Whitton approx 250 yards from the station and the High Street with its busy shops and cafes. Twickenham town centre with its shopping leisure and transport facilities is also close to hand as is the A316 providing direct access to central London and the M3/M4/M25 corridor.



GROUND FLOOR
528 sq.ft. (49.0 sq.m.) approx.

1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA - 1022 sq.ft. (94.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

It is our aim to provide particulars that are both accurate and reliable but they are not guaranteed and would not form part of any offer or contract. Please contact us if you require clarification and we would be happy to assist. Please also note that the appliances and heating system have not been tested and therefore, no warranties can be given as to their condition.