

50 Pauline Crescent, Whitton, TW2 6JD



Asking Price £650,000 Freehold



OFFERED FOR SALE WITH NO ONWARD CHAIN, THIS CHARACTER PRE WAR THREE BEDROOM SEMI-DETACHED HOME IS IDEAL FOR THE NEW OWNER WHO IS LOOKING FOR A WELL SITUATED PROPERTY, THAT THEY CAN ALTER AND IMPROVE TO CREATE A HOME OF THEIR OWN STYLE AND STANDARDS.

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FOR SALE:

This house is In need of a good deal of love and attention, yet offers good size rooms with the ground floor consisting of two large receptions and a good size kitchen. To the first floor there are two big double bedrooms and the usual third being a single. The original bathroom and toilet have been opened up to create one large bathroom. The decorative condition is poor and the fittings and fixtures would all benefit from replacement, but here is a good example of a blank canvas, ready for the new owner to update and improve. There is also great potential to extend, subject of course to obtaining the usual local authority consents.

OUTSIDE: there is a small paved and enclosed fore garden. Side access leads to the rear where there is a well enclosed rear garden which extends to approx 50ft.

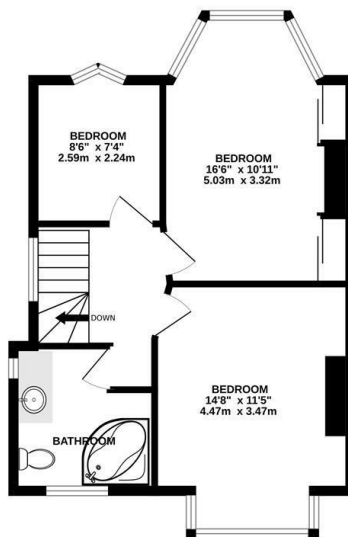
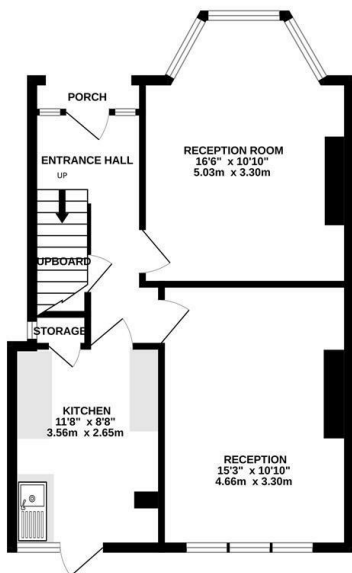
LOCATION:

Pauline Crescent is a little known, yet very convenient residential road, tucked away yet just a short walk from Whitton High Street shops and railway station. Local schools, sports and leisure facilities are all close at hand, as are bus routes to surrounding areas.

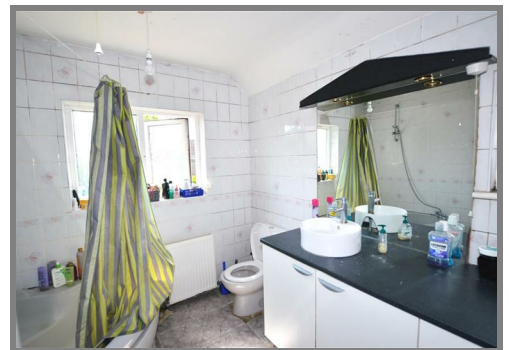


GROUND FLOOR
526 sq.ft. (48.9 sq.m.) approx.

1ST FLOOR
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA: 1010 sq.ft. (93.8 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		
(69-80) C		
(55-68) D		
(39-54) E		
(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.