

45 Constance Road, Whitton, TW2 7HT



Asking Price £899,950 Freehold



THIS 1930'S CHARACTER PROPERTY IS A SUBSTANTIAL FAMILY HOME WITH FOUR BEDROOMS AND REALLY GREAT RECEPTION SPACE. IDEALLY SITUATED IN THIS POPULAR RESIDENTIAL ROAD SET WITHIN A SHORT WALK OF WHITTON HIGH STREET SHOPS AND RAILWAY STATION.

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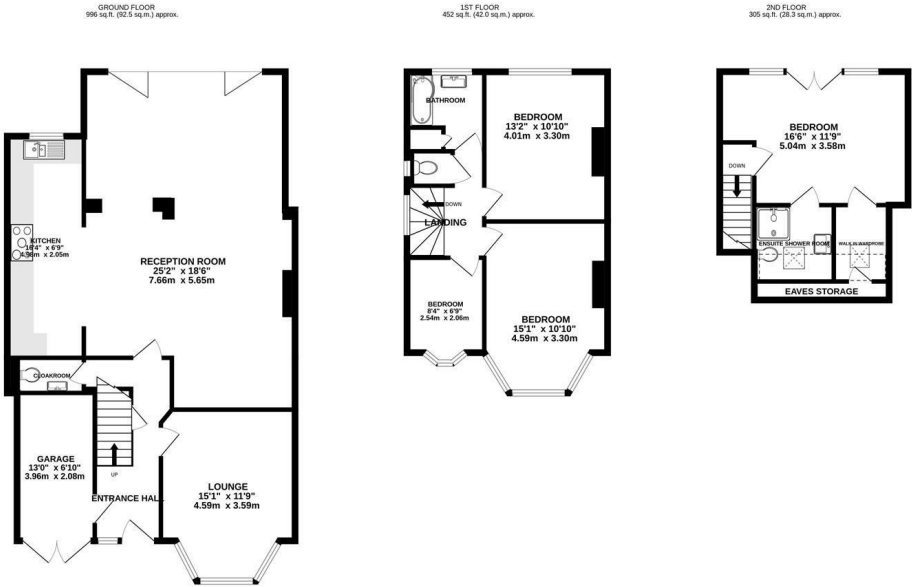
FOR SALE:

A lovely family home which has been cleverly extended to provide ample accommodation with four bedrooms, the master bedroom being a loft conversion with en-suite shower and fabulous views through double opening doors and windows, a lovely sight to wake up to on a sunny morning. The three original bedrooms on the first are served by a modern bathroom, to the ground floor the kitchen has been extended to the side and the original kitchen and reception room have been opened up and combined with an extension to the rear to provide a large open reception space, just ideal for entertaining or to accommodate all the family, there is also the original front living room which is separate and ideal to have a quiet space if required. There is also a downstairs cloakroom and interior door leads to the garage which is ideal for storage.

OUTSIDE: There is off street parking to the front and a wall mounted Pod Point Car charger. To the rear the garden has a lovely south aspect with a full width decking area leading on to the lawned area. To the rear there is a large timber loggia, this would make an ideal children's play room or home office. **Please Note that a portion of the garden at the rear is leased of British Rail and subject to a yearly rent. **

LOCATION:

Constance Road is one of Whitton's renowned residential roads of classic 193'w bay fronted homes. Just a short walk away is Whitton High Street with an excellent selection of small independent and chain cafes and several small chain supermarkets as well as a variety of other shops. The area is well served by schools and leisure facilities with bus route surrounding areas.



TOTAL FLOOR AREA : 1753 sq.ft. (162.9 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		81
(69-80) C		
(55-68) D	71	
(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.