

**77 Constance Road, Whitton, Middlesex TW2 7HX**

**UNDER  
OFFER**



**Offers In Excess Of £730,000 Freehold**



**A LARGER THAN AVERAGE, BRIGHT AND SPACIOUS THREE BEDROOM SEMI DETACHED FAMILY HOME OFFERED FOR SALE WITH THE BENEFIT OF NO ONWARD CHAIN PROVIDING GREAT POTENTIAL TO FURTHER EXTEND AND REDESIGN TO CREATE AN IMPRESSIVE HOME, SITUATED IN ONE OF WHITTON'S POPULAR ROADS ADJACENT TO THE HIGH STREET AND STATION.**

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## FOR SALE:

An impressive 1930's built classic bay fronted semi-detached family home which has been well cared for by the current owners and still offers scope for improvement and alteration for the incoming purchaser. This lovely property has well proportioned room sizes and the benefit of a downstairs toilet, gas heating and double glazing. There is also a large 29ft storage area to the side which would make a fabulous work shop, but is also a great space to put all those things that you need to protect from the elements but don't want to store in the house.

**OUTSIDE:** The rear garden enjoys a bright, southerly aspect and provides plenty of privacy and seclusion extending to approx. 40-to 50ft. There is off street parking to the front.

## LOCATION:

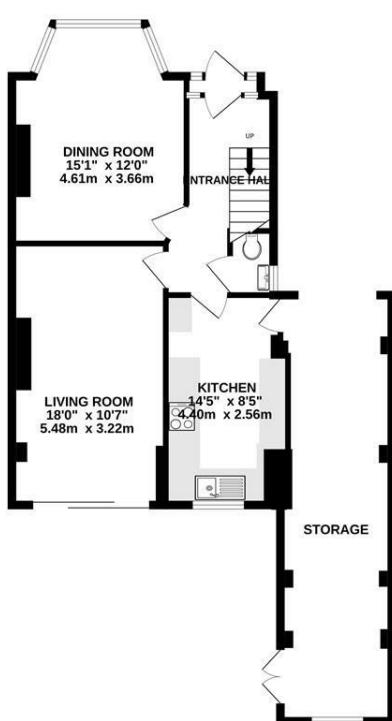
Constance road is one of Whitton's more convenient residential roads, with the High Street, shops and station all within easy walking distance. The area is also well served by schools and leisure facilities with the A316 close by and providing good access to Richmond and London in one direction and the M25, M3 and the south west in the other.



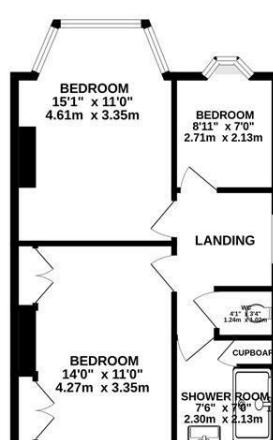
GROUND FLOOR  
766 sq.ft. (71.1 sq.m.) approx.



1ST FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA: 1245 sq.ft. (115.6 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 inaccuracy. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and fixtures and fittings 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
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(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.*