

6A Constance Road, Whitton, Middlesex TW2 7JH



Asking Price £665,000 Freehold



ENJOYING THE LOOK OF A HOUSE FROM AN EARLIER ERA THIS LOVELY 3 BEDROOM FAMILY HOME WAS ONLY BUILT A FEW YEARS AGO AND HAS A LOVELY BRIGHT AND AIRY FEEL THROUGHOUT WITH ALL THE MODERN FITTINGS THAT ONE WOULD EXPECT. THE KITCHEN DINER IS A PARTICULAR EXAMPLE OF THIS AND HAS WIDE OPENING DOORS THAT PROVIDE ACCESS TO AND ALLOW A FULL VIEW OF THE GARDENS.

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FOR SALE:

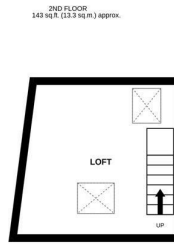
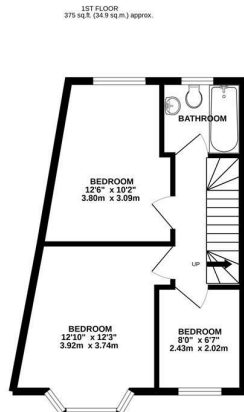
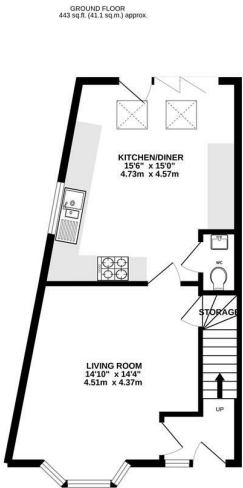
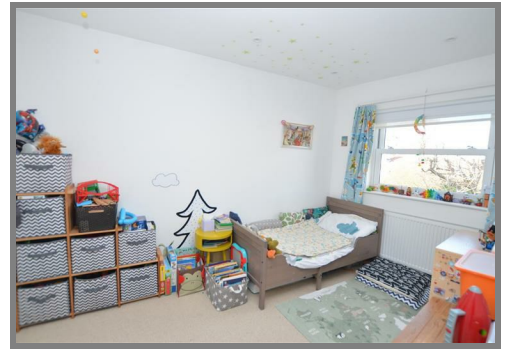
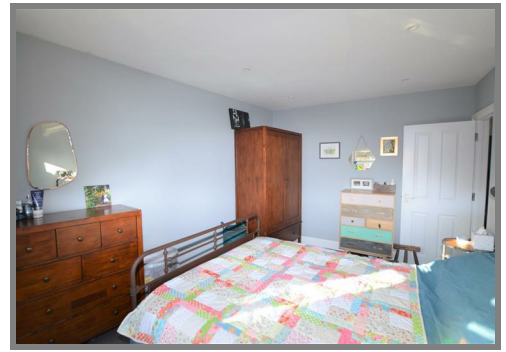
A superb family house which has been keenly priced to attract attention. The accommodation comprises of a well proportioned living room and large kitchen diner to the ground floor, to the first floor there are three bedrooms and a family bathroom, then there are steps up to the loft space which is currently used by the owners as a home office. The presentation throughout is what one would expect of a relatively new house and the heating is gas fired to radiators and the windows are double glazed.

OUTSIDE: To the front there is off street parking for one vehicle and to the rear there are well enclosed gardens extending to approximately 30ft, there is a lovely paved patio immediately to the rear with steps down to a area of artificial lawn.

PLEASE NOTE: Our clients have just had planning permission granted for a loft conversion to a habitable room. Plans can be seen at Richmond Council planning dept application No 21/3786/HOT

LOCATION:

Looking for a home just a short walk away from Whitton High Street? Then this home is ideal with Whitton's excellent selection of small independent shops, restaurants, cafe's and small supermarkets all close at hand, not to mention Whitton railway station which provides a frequent service to Richmond and London Waterloo. The area is also well served by local schools and bus routes to surrounding areas.



TOTAL FLOOR AREA: 962 sq ft. (89.4 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, 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 operating efficiency can be given.

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Energy Efficiency Rating	
Current	Potential
89	91

Very energy efficient - lower running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
A	A

Very environmentally friendly - lower CO₂ emissions

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.