

## 79 Constance Road, Whitton, TW2 7HX



**Asking Price £835,000 Freehold**



**AN IMPRESSIVE, VERY SPACIOUS SEMI DETACHED FAMILY HOUSE HAVING VERSATILE FOUR BEDROOM ACCOMMODATION AND A SOUTH FACING REAR GARDEN OFFERING GREAT POTENTIAL TO FURTHER REMODEL AND REDESIGN TO CREATE A WONDERFUL, INDIVIDUAL HOME, IDEALLY SITUATED IN A POPULAR ROAD CLOSE TO THE HIGH STREET AND STATION.**

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## FOR SALE:

This light and airy family home features a good size front aspect dining room, separate spacious rear aspect living room, well proportioned kitchen, downstairs cloakroom and study/utility room. Upstairs there are three original bedrooms, two with fitted wardrobes and an extended larger than average bathroom. The space above the garage was converted many years ago into an annexe used by an older family member. This was arranged as a living room, with bedroom area and kitchenette. This area could easily be adapted and rearranged to create two further bedrooms and an ensuite shower/wc. This would remodel the house into an impressive five bedroom property still with the option to further extend into the roof space or to the rear (subject to the usual consents). Outside there is a front garden with driveway leading to the garage and to the rear a secluded south facing garden. An early viewing is highly recommended to appreciate the space, size and great potential of this fine home.

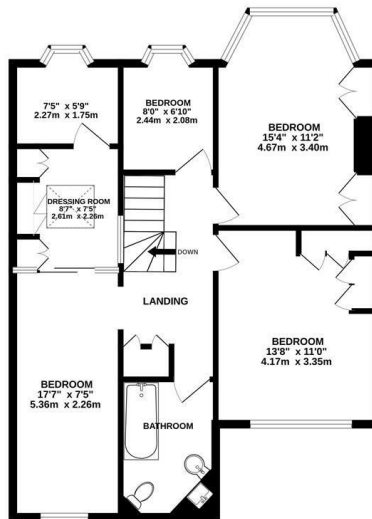
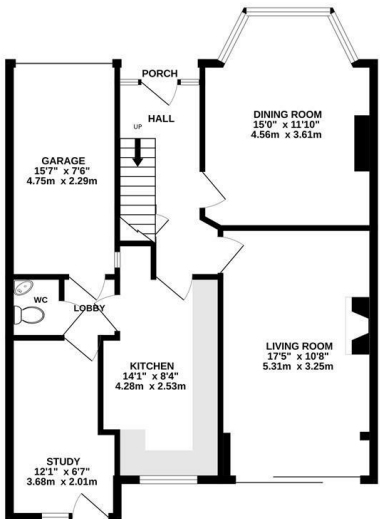
## LOCATION:

Constance Road is a popular road in central Whitton adjacent to the High Street with its popular shops, cafes and railway station. Twickenham town center with its comprehensive shopping, leisure and transport facilities is also close to hand along with the A316 providing direct access to central London and the M3/M4/M25 corridor.



GROUND FLOOR  
760 sq.ft. (70.6 sq.m.) approx.

1ST FLOOR  
741 sq.ft. (68.8 sq.m.) approx.



TOTAL FLOOR AREA: 1501 sq.ft. (139.4 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		82
(69-80)	C		
(55-68)	D	64	
(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.