

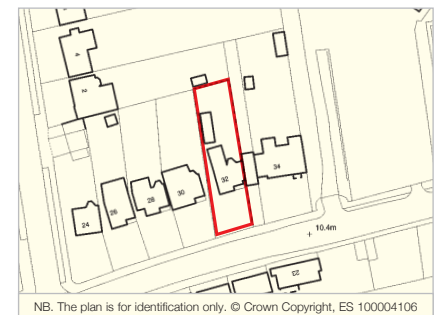
Sunbury-on-Thames

**32 Lower Hampton Road,
Surrey
TW16 5PR**

- **A Freehold Detached House with Detached Annexe**
- House providing Four Bedroom Accommodation
- Annexe providing Three Room Accommodation
- Off-Street Parking and Rear Garden

Vacant Possession

**BY ORDER OF JOINT LPA
RECEIVERS**



Seller's Solicitor

Messrs Brechers Solicitors (Ref: Chris Wright).
Tel: 0203 696 7588.
Email: cwright@brecher.co.uk

**VACANT –
Freehold House with Annexe**



Tenure

Freehold.

Location

The property is located on the north side of Lower Hampton Road, to the east of Harfield Road. Lower Hampton Road leads to Upper Sunbury Road (A308) to the east, which in turn provides access to the M3 Motorway (Junction 1) to the north-west. Local shops are available in Lower Sunbury, along Thames Street to the west, with a more extensive range of facilities being accessible in Sunbury-on-Thames to the north-east. Rail services run from Hampton Station approximately 1.2 miles to the north-east. The open spaces of Sunbury Park, Molesey Reservoir Nature Reserve and Bushy Park are nearby. Kempton Park Racecourse and Sunbury Cricket Club are also within close proximity.

Description

The property comprises a detached house arranged over ground, first and second floors beneath a pitched roof. There is also a detached single storey annexe beneath a pitched roof. The property benefits from off-street parking and a rear garden.

Accommodation

Main House

Ground Floor – Reception Room, Open Plan Kitchen/Dining Room through to Further Reception Room, WC and wash basin, Store Room/Utility Room (access from outside)

First Floor – Three Bedrooms, Shower Room with WC and wash basin (not fitted)

Second Floor – Master Bedroom with En-Suite Bathroom, WC and basin

Annexe

Three Rooms (one with Mezzanine area and En-Suite Shower Room with WC).

We understand the approximate Gross Internal Area of the main house is 204.1 sq m (2,197 sq ft) with the annexe providing an additional 24.6 sq m (265 sq ft).

To View

The property will be open for viewing every Tuesday and Saturday before the Auction between 9.30 – 10.00 a.m. These are open viewing times with no need to register. (Ref: UD).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.