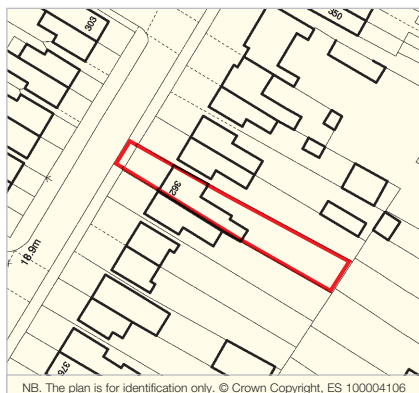


Hounslow 362 Hanworth Road, Middlesex TW3 3SH

- **A Freehold Semi-Detached House with Outbuilding**
 - Occupying a Site extending to Approximately 0.041 Hectares (0.101 Acres)
 - Possible Potential for Extension and/or Redevelopment subject to obtaining all necessary consents
- Vacant Possession**



To View

The property will be open for viewing every Wednesday before the Auction between 10.15 – 10.45 a.m and Saturday before the Auction between 9.30 – 10.00 a.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Lyons Wilson (Ref: Mr Andrew Seddon).
Tel: 0161 830 7777.
Email: enquiries@lyonswilson.co.uk

VACANT – Freehold House



Tenure

Freehold.

Location

The property is situated on the east side of Hanworth Road, to the south of its junction with Grove Road. Local shops and amenities are at hand, with the further facilities of The Treaty Shopping Centre near by. The extensive facilities of Central London are also accessible. Hounslow Rail Station is 0.4 miles to the east, providing direct access into London's Waterloo Station. Hounslow Central Underground (Piccadilly Line) Station is 0.9 miles to the north. The M3 and M4 Motorways are within reach. The property further benefits from close proximity to both Hounslow Heath and Heathrow Airport.

Description

The property comprises a semi-detached house arranged over ground and two upper floors beneath a pitched roof. The property benefits from off-street parking for two cars, a rear garden and an outbuilding.

Accommodation

Ground Floor – Three Rooms, Kitchen, Bathroom, Wet Room

First Floor – Two Rooms, Utility Room, Two WCs, Shower

Second Floor (In eaves) – Room

Approximate GIA excluding Outbuilding 157 sq m (1,690 sq ft)

Approximate GIA including Outbuilding 194 sq m (2,088 sq ft)

Approximate Site Area 0.041 Hectares (0.101 Acres)

Copies of floor plans are available from the Auctioneers. Please email tom.wright@allsop.co.uk using the subject heading 'Lot 158 Hanworth Rd'.

Planning

Local Planning Authority: London Borough of Hounslow.

Tel: 0208 583 4998.

The property may afford possible potential for extension and/or redevelopment subject to obtaining all necessary consents.

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.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.