



Rear view of property

SITUATION

Located within this popular residential area being within a short distance of the shopping amenities of Uxbridge Road and Coldharbour Lane and benefiting from excellent road links via the M4 (Junctions 3 & 4), the M25 (Junction 15) and the A40 which connects the A406. In addition, Heathrow Airport lies approx. 2½ miles to the south-west.

The property is within close proximity of **Hayes & Harlington Main Line Station** which, from 2018, will become part of the Crossrail programme and include a major overhaul creating a Landmark Station.

PROPERTY

A semi-detached **3 Bedroom House** in need of modernisation. The property benefits from off-street parking and a rear garden.

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

3 Bed House

The Surveyors dealing with this property are **NICHOLAS BORD** and **STEVEN GROSSMAN**

* Refer to Point 9 in the 'Notice to all Bidders' page

ACCOMMODATION (measurements to maximum points)

Ground Floor

Reception 1	13'10" × 11'6"
Reception 2	9'11" × 9'5"
Kitchen	13'4" × 8'8"
WC	

First Floor

Bedroom 1	13'10" × 11'5"
Bedroom 2	13'0" × 9'5"
Bedroom 3	9'11" × 8'7"
Bathroom/WC	8'0" × 5'6"

Note: There may be potential to extend the property at the side, rear and into the loft, all of which is subject to obtaining the necessary consents.

JOINT AUCTIONEERS
haart Haart, 462 Uxbridge Road, Hayes, Middlesex, UB4 0SD
 Tel: 020 8573 0550
 Ref: Mr J. Sagoo – Email: jas.sagoo@haart.co.uk
VENDOR'S SOLICITORS
 Vincent Solicitors – Tel: 020 8574 0666
 Ref: Mrs Salina Adam-Sabir – Email: salina@vincentsolicitors.com

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
 The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts