

Lot 23

21 Craneswater, Bath Road, Harlington, Hayes UB3 5HW

GUIDE PRICE: £300,000–£350,000



**EXTENDED SEMI-DETACHED DWELLING ON
CORNER PLOT WITH PLANNING
PERMISSION FOR AN ADDITIONAL THREE
BEDROOM NEW BUILD AND TWO GARAGES**

This semi-detached three-bedroom property would benefit from some updating and occupies a large corner plot that overall measures 4049 sq ft (0.093 acres). The site has been granted full planning permission under Ref 42740/APP/2008/2963 for the erection of a further new build property to the side and for the provision of two new garages on the site of the existing one. The property is sold with the benefit of vacant possession and the virtue of the granted planning permission. Craneswater is located along the Bath Road within easy reach road links such as the M4 and A4 as well as being within close proximity of Heathrow London Airport.

ACCOMMODATION

Existing house consisting of three bedrooms, two reception rooms, kitchen/diner, utility room, bathroom, garage, gardens.

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Hillingdon 01895 250111
Council Tax Band: E

VENDORS SOLICITORS

Refer to Auctioneers

VIEWING TIMES

By appointment through the Auctioneers

JOINT AUCTIONEERS

Thompsons, 216 High Street, Harlington,
Middlesex UB3 5DS. Tel: 020 8759 9621

thompsons

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN