

# Lot 22

104 Oaklands Road, Hanwell,  
London W7 2DX

**GUIDE PRICE: £350,000**



## IMPOSING SEMI-DETACHED PERIOD HOUSE IN NEED OF UPDATING

This spacious three bedroom semi-detached house that includes two reception rooms and a kitchen/dining area, as well as off-street parking would benefit from some updating throughout. The property does benefit from gas-fired central heating and double-glazing and may offer the potential for conversion subject to obtaining any necessary planning consent that may be required. There is the additional benefit of off-street parking to the front of the property and it is also being sold with vacant possession. Oaklands Road is a cul-de-sac located off the A3002 Boston Road within easy reach of Boston Manor and Northfields Tube Stations or Hanwell Mainline Station. The property is also well situated for Oaklands Primary School and Elthorne Park High School.

### ACCOMMODATION

Entrance hall, lounge 13'9 x 12', sitting room 12'4 x 9'10, kitchen / diner 19'4 x 11'2, first floor landing, bedroom one 15'11 x 13'10, bedroom two 12'4 x 9'11, bedroom three 13'8 x 10'1, bathroom, garden, off-street parking.

### TENURE

Freehold.

### LOCAL AUTHORITY & TAX RATING

London Borough of Ealing: 020 8825 5000  
Council Tax Band: E

### VENDORS SOLICITORS

Alun James Solicitors  
20 Windsor Street, Uxbridge, Middlesex UB8 1AB  
01895 254546

### VIEWING TIMES

3rd June @ 11.45am 10th June @ 11.45am  
5th June @ 11.45am 12th June @ 11.45am



STARTING BID

NOTES

FINAL BID

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN