

Lot 16

77 Vicarage Farm Road, HOUNSLOW,
Middlesex TW3 4NN

GUIDE PRICE: £230,000



DETACHED DWELLING IN NEED OF COMPLETE REFURBISHMENT THROUGHOUT

This detached property which is in need of complete updating and refurbishment throughout is being offered with full vacant possession and offers three double bedroom accommodation with two reception rooms, kitchen and breakfast room. There is also the benefit of a garage with own drive to side. The property could be reinstated as an imposing family dwelling and in our opinion offers scope for a loft extension or alternatively for conversion into flats subject to obtaining the necessary planning consent. The property will be of interest to developers, investors and owner / occupiers

LOCATION

Hounslow is located within Greater London on the southwest side. Main industries include manufacturing and public services. Major roads nearby include the M3, M25, A4 and M4 motorways with Heathrow Airport approximately 5 miles to the west. The Piccadilly line serves the Borough's underground stations and mainline rail services run into London Waterloo. The property is within one mile of Hounslow West with its local station and shopping facilities.

ACCOMMODATION

Entrance hall, Living room 14'9 x 12'11, Dining room 12'11 x 12', Breakfast room 10'7 x 10'2, Kitchen 8'6 x 6', First Floor landing,

Bedroom One 18'5 x 12', Bedroom Two 13'6 x 12', Bedroom Three 14'3 x 10', Bathroom, Garage (own drive), Garden

TENURE

Freehold.

LOCAL AUTHORITY & TAX RATING

London Borough of Hounslow: 020 8583 2000
Council Tax Band: E

POPULATION & EMPLOYMENT

Last released figures show a population of 212,341 with a 70% employment rate.

VENDORS SOLICITORS

Mr J Gore
Edwin Coe LLP
2 Stone Buildings, Lincolns Inn,
London WCA 3TH
0207 691 4000

JOINT AUCTIONEERS

Lambourne Estates
262 Bath Road, Hounslow, Middlesex TW4 7DF
0208 570 3232

STARTING BID

FINAL BID

NOTES

SOLD ■ UNSOLD ■ SOLD PRIOR ■ WITHDRAWN ■