

## Lot 9

38 Winchester Road, Hounslow,  
Middlesex TW13 5JY

**GUIDE PRICE: £160,000**



**THREE BEDROOM FIRE DAMAGED HOUSE  
WITH FURTHER DEVELOPMENT POTENTIAL  
(STP)**

This semi detached house that consisted of three bedroom accommodation with garage and own driveway has been fire damaged and is sold in its current state with full vacant possession. The property has scope for side and rear extension subject to obtaining any relevant planning permission that may be required. The property forms part of a popular estate within easy reach of road links such as the M3, M4 and M25 motorways as well as local shopping facilities and Hounslow Town centre.

### ACCOMMODATION

Entrance Hall, through lounge 21'10" x 15'10", family room 10'3" x 5'4", kitchen/diner 21'10" x 13'10", utility room 10'3" x 6'10", cloakroom 7'9" x 6'6", integral garage 15'1" x 7'9". The first floor originally consisted of three bedrooms and bathroom although is now open plan measuring 22'4" x 21'8". Gardens are to front and rear.

### TENURE

Freehold

### LOCAL AUTHORITY & TAX RATING

London Borough of Hounslow 0208 583 2000  
Council Tax Band: D

### VENDORS SOLICITORS

Tony Maragh  
Jahal & Co  
507 Northolt Road  
South Harrow  
HA2 0LH  
020 8422 1221

### VIEWING TIMES

By appointment through the Auctioneers.  
Please note that due to the internal condition of the property children will not be allowed inside.

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN