

1 Maxwell Road, West Drayton,  
Middlesex UB7 9HW

**Guide Price: £410,000\***

## CORNER SITED HOUSE WITH PLANNING GRANTED FOR DEVELOPMENT INTO TWO DWELLINGS



This corner sited end of terraced house is situated in a popular location to the south of West Drayton and Yiewsley town centres and to the north of Heathrow London Airport. The M4 and M25 are both within a short drive. West Drayton Main Line Station is within half a mile providing services to London Paddington and the West. The property is currently a four bedroom unit that has been let on an assured shorthold tenancy, although it is now being sold with full vacant possession. This house is in need of updating and benefits from planning permission granted under reference 28073/APP/2012/581 for the erection of a part two storey, part single storey rear extension and conversion of extended property to form a one-bedroom end of terraced house and a two bedroom mid terraced house with associated parking (involving partial demolition of existing rear addition). This lot that is sold with full vacant possession, will therefore be of interest to investment purchasers and developers.

### ACCOMMODATION

Entrance Hall, Reception One, Reception Two, Reception Three, Sitting Room, Kitchen/Diner, WC, First Floor Landing, Bedroom one, Bedroom Two, Bedroom Three, Bedroom Four, Shower Room, Bathroom, Off Street Parking, Garden.

### TENURE

Freehold

### LOCAL AUTHORITY & TAX RATING

London Borough of Hillingdon 01895 250111. Council Tax Band D

### VIEWING TIMES

By appointment through the auctioneers.

### JOINT AUCTIONEERS

Charrison Davis, 208 Manor Parade,  
Harlington, Middlesex 0208 897 1688

**charrison davis**  
Estate Agents

STARTING BID

FINAL BID

NOTES

☐ SOLD ☐ UNSOLD ☐ SOLD PRIOR ☐ WITHDRAWN