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By Order of the Executors

57 Rowan Road, West Drayton,  
Middlesex UB7 7UE

**Guide price £280,000\***

**VACANT RESIDENTIAL**



The property is situated on a popular estate to the south of West Drayton with its shops and main line station that serves London Paddington and forms part of the new Crossrail route. Local bus services operate in the area that is also well served by local schools and open amenity space. Good road links are easily accessible including the A4, M4, A40, M40 and M25 London Orbital Motorway. Heathrow London Airport is approximately three miles to the south. The house is a linked double fronted mid terraced house with three bedrooms, living room and kitchen/diner. The property is set back from the road and has a 60' enclosed rear garden. The property has double glazing, but is in need of complete updating and modernisation throughout. There is room for further extension subject to obtaining any necessary consents that may be required. This property is sold with vacant possession.

#### **ACCOMMODATION**

Entrance Hall, Living Room, Kitchen/Diner, Utility Room, Landing, Bedroom One, bedroom Two, Bedroom three, Bathroom, WC, Gardens.

#### **TENURE**

Freehold

#### **LOCAL AUTHORITY & TAX RATING**

London Borough of Hillingdon 01895 250111  
Council Tax Band D EPC Band G

#### **VIEWING TIMES**

Wednesday 11th May 10am - 10.30am

Friday 13th May 10am - 10.30am

Tuesday 17th May 10am - 10.30am

Friday 20th May 10am - 10.30am

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN