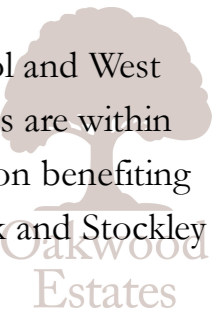


Perfectly liveable in its current form and boasting scope for contemporary refurbishment, this four-bedroom middle terrace family home is gracious and bright, which has already been extended and had the loft converted to accommodate a bedroom. Benefits include two bathrooms, a 15FT kitchen extension with new roof, a generous sized 80FT rear garden, huge double garage to rear of garden, and four double bedrooms. The property needs modernization throughout and offers investors an ideal opportunity to acquire a generously proportioned family home as a fraction of the cost.

Located in a peaceful area with strong local community ties, this family home benefits from its proximity to public transport links, local amenities, green spaces and nearby parks. Don't miss the opportunity to make this property your new home or investment opportunity.

Cherry Lane Primary School, St Martins Primary School, Laurel Primary School and West Drayton Academy are all within 0.4 miles away, shopping parade and bus routes are within walking distance. The town Centre of West Drayton (with mainline railway station benefiting from Crossrail) and Uxbridge, London Heathrow Airport, the motorway network and Stockley Business Park are all within easy motoring distance.



-  4 DOUBLE BEDROOMS
-  EXTENDED TO THE REAR
-  DOUBLE GARAGE
-  DOWNSTAIRS SHOWER ROOM
-  SOLD VIA 'SECURE SALE'
-  MIDDLE TERRACED
-  LOFT CONVERSION
-  NEEDS MODERNISATION
-  QUIET SECLUDED LOCATION
-  IMMEDIATE ' EXCHANGE OF CONTRACTS' AVAILABLE

|  |   |   |   |   |   |
|--|---|---|---|---|---|
|  |  |  |  |  |  |
| x4   | x1  | x2  | 0   | Y   | Y   |
| Bedrooms   | Reception Rooms   | Bathrooms   | Parking Spaces  | Garden  | Garage  |

### Interior

The main front door leads into the hallway with a staircase up to the first floor and door to Bedroom four (situated on the ground floor) with front aspect window; following the hallway leads to the living room, which opens into the kitchen breakfast room extension, where the roof has recently been renewed with a fibre glass flat roof. Completing the ground floor is a three piece shower room located off the living room.

The first floor landing is accessible via stairs from the hallway has a door leading to a three piece bathroom with airing cupboard and window to rear aspect, bedroom three has a rear aspect window, while bedroom two if front aspect facing and has fitted wardrobes. Stairs from the first floor landing lead up to the second floor landing sporting a skylight brightening up this area, a door leads through to bedroom one, which is a loft conversion but does keep the pitched aspect to both front and rear, there is a rear aspect window and access to eaves storage spaces.

### Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

### Exterior

The rear garden extend to approx.. 80Ft and has a timber decked area directly outside the back door to the house, the main garden which is mainly laid to lawn extends down to a brick built double garage, that has floor to ceiling double doors leading to rear garden, windows overlooking the rear garden and door leading out to a rear access road that is gated to properties on Keats Way.

### Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

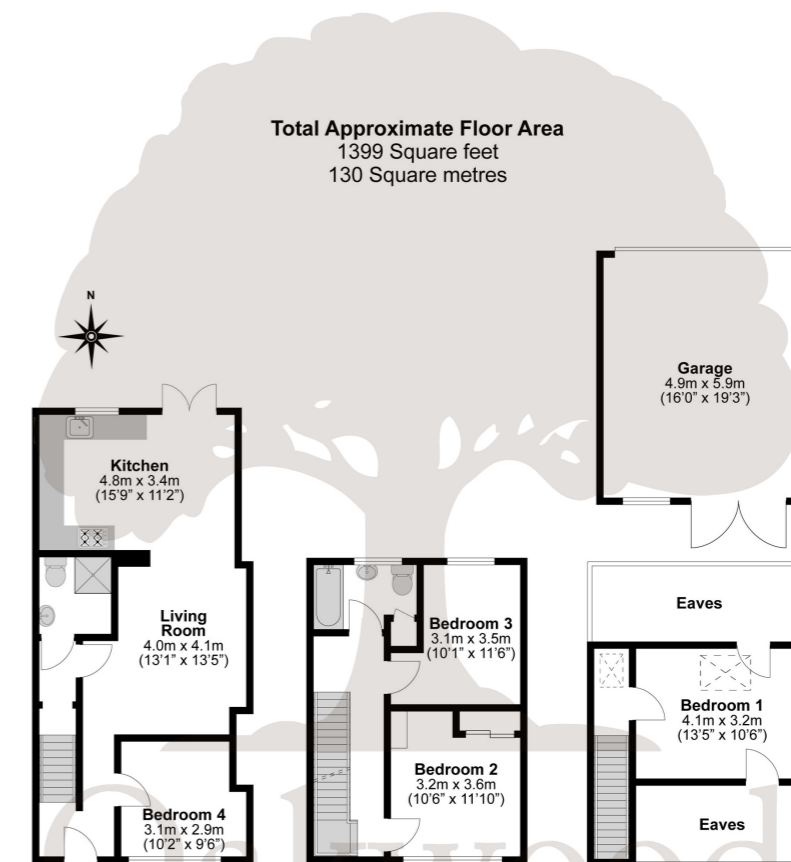
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

### Link To Start Bidding

<https://oakwood-estates.pattinson.co.uk/property?id=463138>

### Council Tax

Band D



Illustrations are for identification purposes only, measurements are approximate, not to scale.

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

