

# Lot 41

59 Rodney Road, WHITTON,  
Twickenham, Middlesex, TW2 7AW

**GUIDE PRICE: £280,000**



## **EXTENSIVELY EXTENDED END TERRACED HOUSE WITH VACANT POSSESSION**

This extensively extended end of terrace house offers spacious flexible accommodation and may be suitable as a family dwelling or for HMO purposes, subject to obtaining the relevant permission. The property is being utilised as a five bedroom unit. The planning permission for the rear and side extension was granted in 1999 and the planning for the conservatory in 2000. The property benefits from gas fired central heating and double glazing, although it does require some modernisation. The property is situated in a secluded cul de sac and is being sold with the benefit of full vacant possession.

### **ACCOMODATION**

Porch, hallway, cloakroom, lounge 23'8 x 10'2, kitchen 9' x 9', utility 7'7 x 5'4, inner hall, bedroom one 13'9 x 12' with ensuite, bedroom two 16' x 14'5, conservatory 9' x 7', first floor landing, bedroom three 12' x 10'1, bedroom four 11'4 x 10'1, bedroom five 9'4 x 9'2.

### **TENURE**

Freehold.

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

London Borough of Richmond Upon Thames 0208 891 1411  
Council Tax Band: D

### **VENDORS SOLICITORS**

Bana Vaid Associates  
Bridgewater House, 866 Uxbridge Road, Hayes, Middlesex UB4 0RR  
0208 813 6262

### **VIEWING TIMES**

By appointment through the Auctioneers.