

# Lot 22

By Order of the Executors

170 Westcott Crescent, Hanwell,  
London W7 1PD

\* **GUIDE PRICE: £350,000**



**TWO BEDROOM END OF TERRACE HOUSE IN  
NEED OF UPDATING**

This two bedroom home is set in the popular residential area known as the Cuckoo Estate in Hanwell that is close to local shops and amenities including Hanwell Mainline station, and within walking distance to the main shopping area in Greenford. The property is in need of refurbishment throughout. There may be an opportunity to extend the property subject to obtaining any necessary planning consents that may be required. The property is being offered with full vacant possession.

#### **ACCOMMODATION**

Entrance hall, sitting room, kitchen/breakfast room, downstairs bathroom

**First Floor:** landing, bedroom one bedroom two, WC, front and rear gardens

#### **TENURE**

Freehold

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

London Borough of Ealing 020 8825 5000

Council Tax Band: D

#### **VIEWING TIMES**

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN