

Lot 13

42 Beechmount Avenue,
Hanwell W7 3AG

GUIDE PRICE: £490,000*



**SEMI DETACHED HOUSE WITH PLANNING
PERMISSION REQUIRING UPDATING**

This semi-detached house is situated in a popular road off Greenford Avenue within easy access of Greenford, Hanwell and Ealing Broadways with their shopping and travel connections. The A40 Western Avenue is also nearby. The property is a three bedroom semi-detached house that benefits from planning permission for a rear extension and loft conversion. The property is in need of complete updating although the works for the extension and loft room have commenced. The works are incomplete and the house will be sold in its current condition. The house is sold with full vacant possession and will be of interest to owner/occupiers and investment purchasers looking to add value to this attractive property. The house also benefits from a south facing garden and is double glazed to the front elevation.

ACCOMMODATION

Entrance Hall, Living Room, Dining Room, Kitchen, Landing, Bathroom, bedroom One, Bedroom Two, Bedroom Three. The extension and Loft Room are incomplete. South Facing Garden to rear.

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Ealing 0208 825 5000
Council Tax Band E

VIEWING

By appointment through the Auctioneers

JOINT AGENTS

Sargeants, 141 Northfield Avenue,
Ealing W13 9QT 0208 799 3800



STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN