



SITUATION

Located close to the junction with Richmond Avenue, which in turn is just off the A315 (Staines Road) and approximately 1¼ miles from Feltham Mainline Station and benefits from being just a short walk from shopping facilities on the Staines Road such as **Tesco Express, Boots Pharmacy, Betfred, Age UK** and **Banardos**.

Feltham lies approximately 13 miles west of central London, ideally situated for Heathrow Airport and benefitting from good road access to the motorway network via the M4 (Junction 3) and M25 (Junction 13).

PROPERTY

Comprising an **unmodernised 3 Bed Semi-Detached House** planned on ground and first floors.
The property includes a **Garage** and an **80 ft Rear Garden**.

ACCOMMODATION (measurements to maximum points)

Ground Floor

Reception Room	10'2" × 13'0"
Kitchen	7'11" × 8'1"
Bathroom/WC	7'11" × 4'5"

First Floor

Bedroom 1	10'1" × 10'4"
Bedroom 2	8'0" × 6'6"
Bedroom 3	8'0" × 6'1"

Plus Garage & Rear Garden

Vacant 3 Bed House

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **NICHOLAS LEIGH**

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note: There is potential to extend the property to the rear, create additional living space in the loft and provide off-street parking at the front, all subject to obtaining the necessary consents.



George Eckert
Independent Chartered Surveyors

JOINT AUCTIONEERS
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts