

AUCTION GUIDE

£500,000

Ashton Gardens

Hounslow, TW4 7BU

PROPERTY SUMMARY

Being Sold via Pattinson Auction -- Secure Sale. Terms & Conditions apply. Starting offers £500,000

3-bedroom Semi-detached residence offers a blank canvas for potential development (subject to planning permission). Nestled on a generously sized plot with a substantial 15ft side space, this home presents a multitude of possibilities for those with a vision for expansion or enhancement.

Conveniently located within a short stroll to the vibrant Hounslow West Bath Road, this property is well-equipped with amenities and transport links to London Heathrow Airport and Central London via Hounslow West Underground Station.

3



1



2

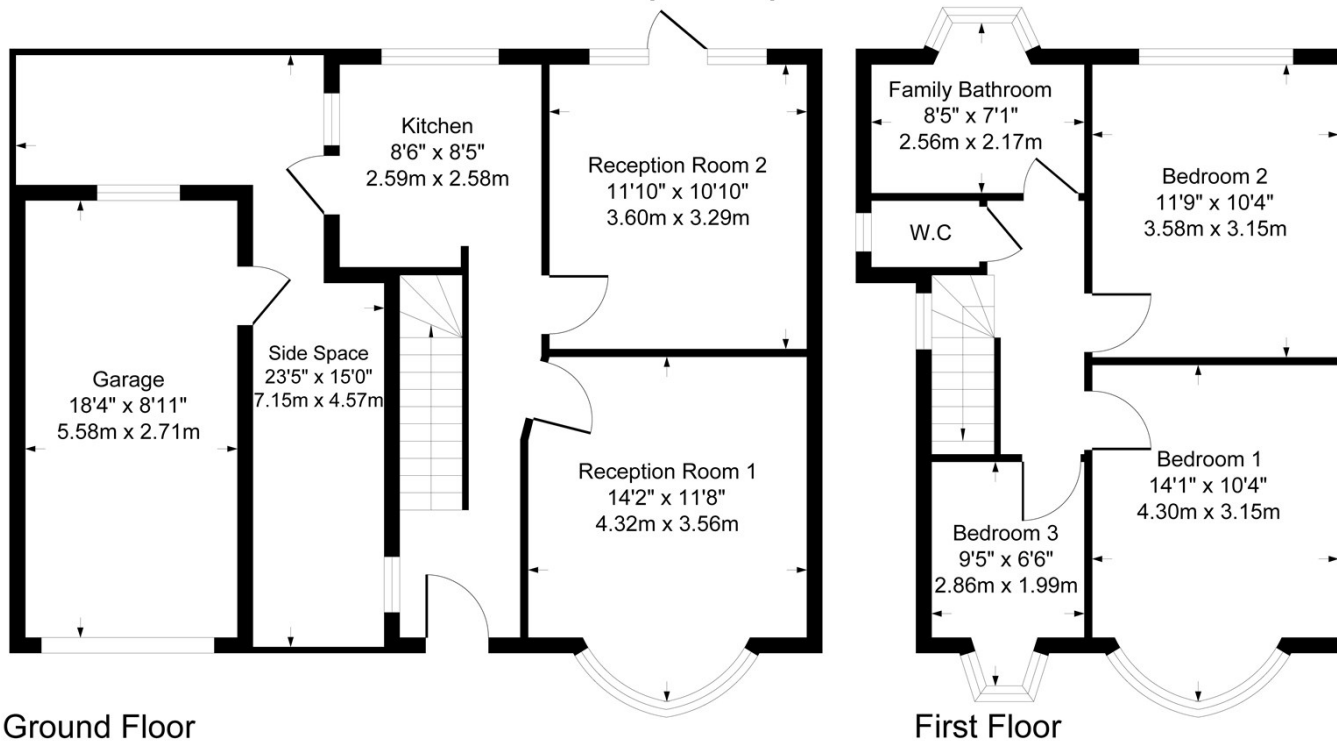


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Approximate Gross Internal Area
1017 sq ft - 94 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
 This floorplan is for illustrative purposes only and not to scale.
 Measured in accordance with RICS Standards.

LOCAL AUTHORITY
 Hounslow London Borough Council

TENURE
 Freehold

COUNCIL TAX BAND
 E

VIEWINGS
 By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**Shaw
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