

LOT  
**4**

By order of the Executors

56-57 Hemmen Lane, Hayes, Middlesex UB3 2LQ

**Guide Price £350,000\***

**DETACHED DWELLING ARRANGED AS A PAIR OF TWO BEDROOM SELF CONTAINED FLATS**



The property is situated off Church Road to the south of the A4020 Uxbridge Road and to the north east of Hayes Town with its shopping facilities and main line station that includes the Elizabeth Line. Good road links serve the area including the A40 Western Avenue that connects to Central London, the M40 and the M25 London Orbital Motorway. The M4 and Heathrow London Airport are also easily accessible. The area is well served by local bus routes and is within easy reach of Uxbridge with its main shopping facilities and underground station. The property is made up of two self-contained spacious two bedroom flats with an integral garage and ample off street parking. Each flat has double glazing and gas fired central heating although it would benefit from some updating throughout. The property is sold with vacant possession and will be of interest to investment buyers or potentially an owner occupier looking to convert into a spacious detached dwelling.



**ACCOMMODATION**

Ground Floor Flat: – Entrance Hall, Bedroom One, Bedroom two, Bathroom, Kitchen, Lounge, Conservatory, Garden, Garage. First Floor Flat: – Landing, Living Room, Balcony, Kitchen, Bathroom, Bedroom One, Bedroom Two.



**TENURE**

The property is sold Freehold with underleases, each of 99 years from 29th September 1963, thus both approximately 39 years unexpired.

**LOCAL AUTHORITY & TAX RATING**

London Borough of Hillingdon  
Council Tax Both Band C  
EPC Rating for Number 56 is Band C. Number 57 is being obtained.

**VIEWING TIMES**

Wednesday 17/5 @ 11.15 – 11.45am Saturday  
20/5 @ 11.45am – 12.45pm Tuesday 23/5 @  
11.15 – 11.45am

THESE ARE BLOCK VIEWING SESSIONS –  
NO NEED TO BOOK IN

