

LOT  
**14**

40 Fern Lane, Hounslow, Middlesex TW5 0HL

**Guide Price £850,000\***

**FIVE BEDROOM DETACHED DWELLING WITH SELF CONTAINED FLAT TO SIDE AND BUILDERS STORE TO REAR**



The property is situated in a popular road off North Hyde Lane, within easy reach of the M4 Motorway that connects to Central London and Heathrow London Airport. Norwood Green, Southall and Hounslow are all within easy reach providing shopping facilities, rail connections and bus services. The property has been extended and is a detached dwelling. The main accommodation includes five bedrooms and is presented in good order throughout, benefitting from gas fired central heating and double glazing. At the side of the property is a self-contained studio flat with its own private entrance. The rear of the property has a full width outbuilding that is currently used as a builder's storage unit and can be accessed by a side pedestrian access. There is ample off street parking to the front. This lot is sold with vacant possession and will be of interest to owner occupiers and investment buyers.



**ACCOMMODATION**

STUDIO FLAT – Studio, Shower Room, Kitchen. MAIN DWELLING – Entrance Hall, Living Room, Sitting Room, Utility Room, Kitchen, First Floor Landing, Bathroom, Bedroom One with Ensuite, Bedroom Two, Bedroom Three, Bedroom Four, Second Floor Landing, Bedroom Five, Storage Area, Off Street Parking to Front, Garden, Builders Store.

**TENURE**

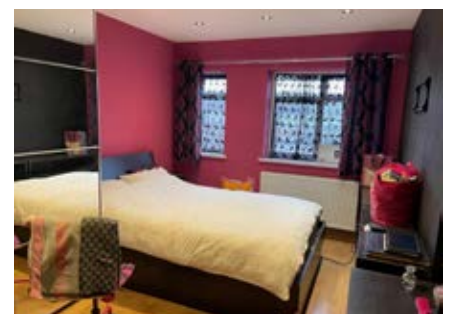
Freehold

**LOCAL AUTHORITY & TAX RATING**

London Borough of Hounslow  
Council Tax Band G  
EPC Band D for main dwelling and Band D for number 40a.

**VIEWING TIMES**

By appointment through the Auctioneers



STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN