

# Lot 2

Vacant Possession

## Wheatsheaf Cottage, 2 Park Road, Stanwell, Nr Heathrow, Greater London TW19 7PB Freehold Two Bedroom Cottage



### Key Details

- Two Bedroom Semi-Detached House
- Attractive Village Location Approx 1.5 miles from London Heathrow Airport
- Total Site Area of 120 sq m (1,290 sq ft)
- May Suit Alternative Uses with Potential to Extend (Subject to Consents)

### Location

**Miles:** 15 miles west of Central London  
**Roads:** A308, A313, A30  
**Rail:** Heathrow Terminal 5 (Piccadilly Line), Hatton Cross (Piccadilly Line), Staines-upon-Thames Train Station (London Heathrow Airport)

### Situation

Stanwell is a popular predominantly residential town situated immediately south of Heathrow Airport and 15 miles west of Central London. The property is situated on the south side of Park Road (B378) at its junction of High Street and Town Lane.

### Description

The property comprises a semi-detached residential cottage with a single storey rear extension and a garden to the rear and the side of the property. Internally the ground floor comprises an open plan kitchen dinner and bedroom, with a further bedroom and shower room on the first floor. The property may benefit from additional development potential to the side, subject to consents.

### Tenure

Freehold.

### VAT

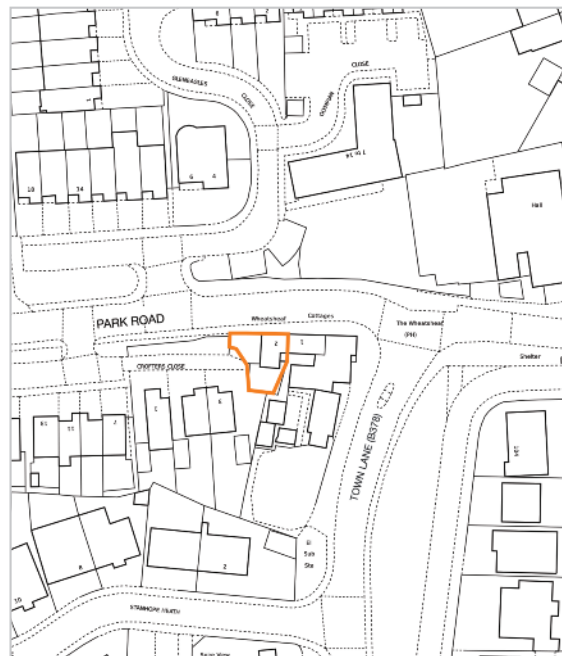
VAT is not applicable to this lot.

### Energy Performance Certificate

Band C see legal pack

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Possession
Ground	Kitchen Dinner, Bedroom	35.00 sq m	(376 sq ft)	VACANT POSSESSION
First	Bedroom, Shower Room	20.00 sq m	(215 sq ft)	
<b>Total Approximate Floor Area</b>		<b>55.00 sq m</b>	<b>(591 sq ft)</b>	



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