











Oakwood Estates are excited to introduce a fantastic investment opportunity within the sales market: a five-bedroom House in Multiple Occupation (HMO). This property already boasts five occupied bedrooms and promises a variety of advantages. Its strategic location ensures convenient proximity to West Drayton station, easy access to Brunel University via a short bus ride, and quick connections to Heathrow and the M40 via a brief drive.

The ground floor of the property features a double bedroom that offers a view of the front drive, as well as an additional double bedroom situated at the rear. This second bedroom is complemented by French doors that lead to the conservatory, which, in turn, provides access to the garden. Moving through the hallway leads to a dining room that opens up to a spacious kitchen. This well-appointed kitchen comes complete with white goods and also features a door leading to the garden.

On the first floor, the property showcases three more double bedrooms, accompanied by an extra room that lends itself well to being used as an office space. Additionally, the first floor encompasses two bathrooms: one equipped with a shower unit, and the other boasting a corner bath for added comfort and luxury.



Property Information

-  FIVE BEDROOMS
-  PROPERTY IS TENANTED FOR HMO USE
-  PREVIOUSLY EXTENDED DOUBLE STOREY
-  WEST DRAYTON RAIL STATION 0.33 MILES
-  DRIVEWAY FOR 3 CARS
-  TWO BATHROOMS
-  WILL BE SOLD WITH TENANTS IN THE PROPERTY AFTER COMPLETION
-  COUNCIL TAX BAND E (£1,852 P/YR)
-  LONDON HEATHROW AIRPORT 2.3 MILES
-  PROPERTY COMES FURNISHED

					
x5	x2	x2	x3	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Tenure

Freehold

Council Tax Band

E (£1,852 p/yr)

Epc

Rating D Valid until 2023

Front

Paved driveway for 3/4 cars

Garden

Access via side gate, kitchen and conservatory

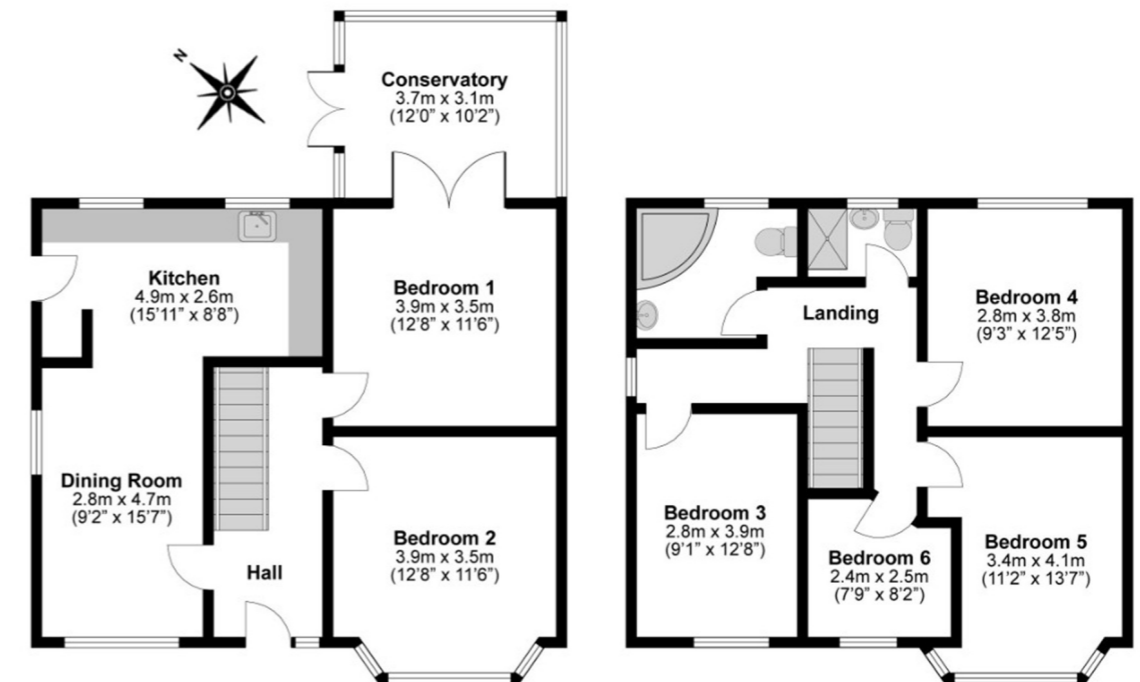
Rental Incomes

Monthly rental with full occupancy £3050 (all units would rent for approximately £610 pcm).

Floor Plan

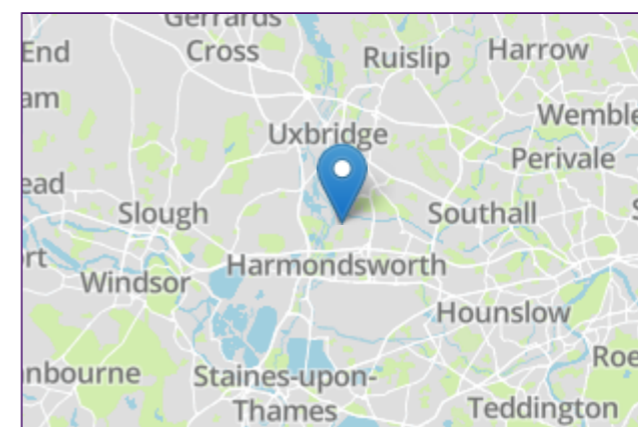


Total Approximate Floor Area
1593 Square feet
148 Square metres



Illustrations are for identification purposes only, measurements are approximate, not to scale.

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	