



Fairlawns, Sunbury-On-Thames, TW16 6QR
By Auction £400,000

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £400000. A three bedroom semi-detached family home situated in this quiet cul-de-sac within Lower Sunbury. Fairlawns is a lovely location for families, close to local schools, Sunbury station, Sunbury Park, the local shops and the River Thames are all within half a mile. The accommodation comprises, on the ground floor, large open plan lounge/kitchen with patio doors leading to a good size rear garden, and cloakroom, on the first floor, three bedrooms and family bathroom. The property benefits from double glazed windows, gas central heating, front and rear gardens and garage in nearby block. Offered to the market with no chain.

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Associated Office: 121 Park Lane, Mayfair, London W1K 7AG t 020 7318 7075

Entrance

Enclosed area leading to...

Through Lounge / Kitchen

Rear aspect double glazed window, two radiator, French doors to rear garden.

Kitchen Area

Single drainer sink unit with mixer tap and cupboard below, further range of floor and wall mounted units, integrated gas hob with extractor above and microwave below, integrated double oven, fridge and freezer, space and plumbing for washing machine, breakfast bar, front aspect double glazed bay window, tiled walls and laminate flooring.

Cloakroom

Low level w/c, was hand basin, cupboard housing meters, storage cupboard.

First Floor Landing

Side aspect double glazed window, access to boarded loft, storage cupboard, doors to rooms.

Bedroom One

Front aspect double glazed window, built in wardrobe radiator.

Bedroom Two

Rear aspect double glazed window, built in cupboard, radiator.

Bedroom Three

Rear aspect double glazed window, radiator.

Family Bathroom

White suite comprising panel enclosed bath with mixer tap and wall mounted shower unit, pedestal wash hand basin, low level w/c, heated towel rail, front aspect double glazed frosted window.

Outside**Rear Garden**

Patio area leading to laid to lawn area leading to further patio area, shed, side access with outside tap.

Front

Laid to lawn with side access to rear garden.

Garage

Located in nearby block with up and over door.

NB. In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property. The property is being sold by a member of staff within Stamfords Ltd.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

(Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

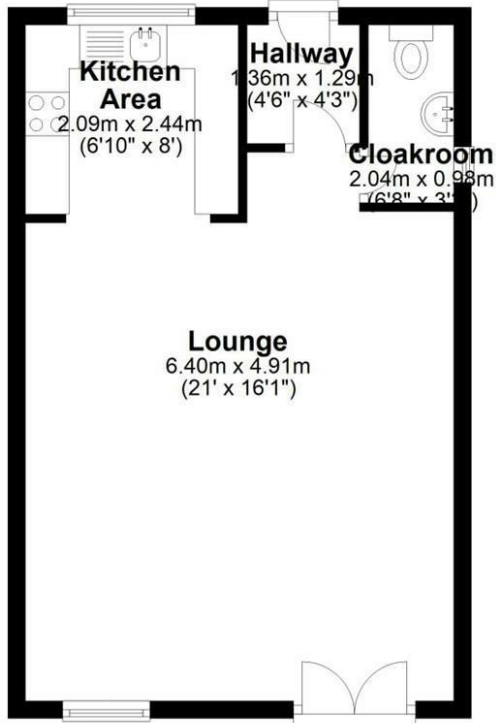
Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

This auction lot is being sold either under conditional



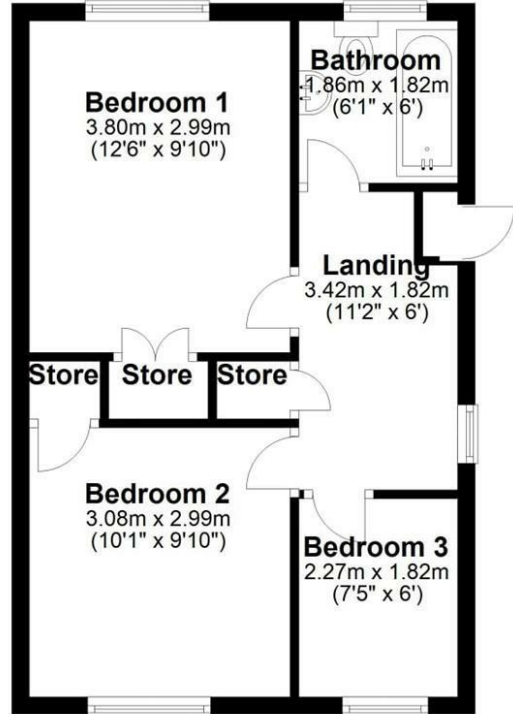
Ground Floor

Approx. 38.0 sq. metres (409.4 sq. feet)



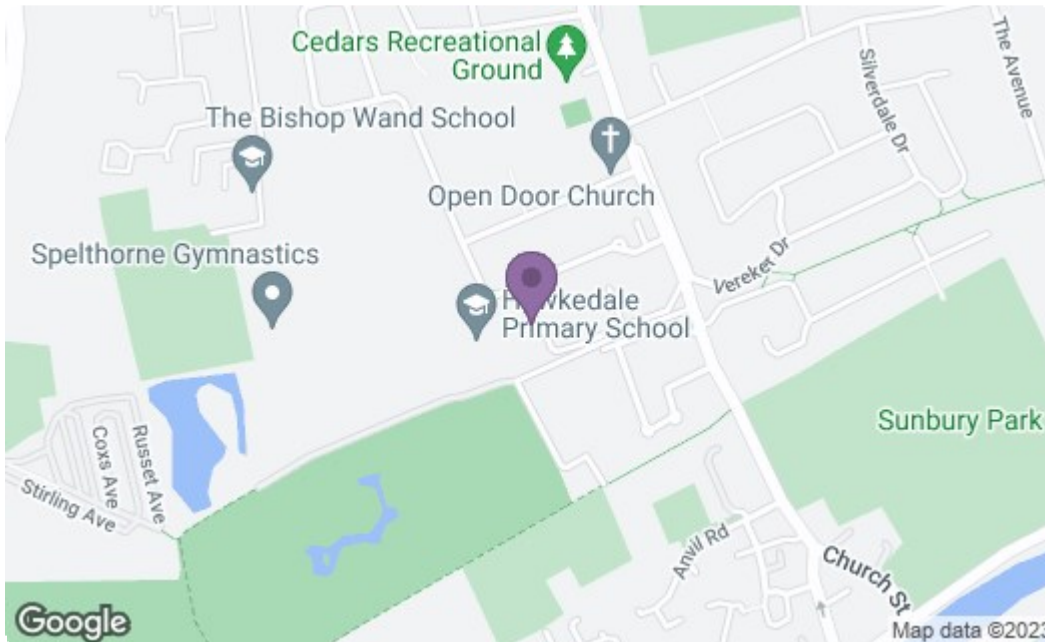
First Floor

Approx. 38.0 sq. metres (409.4 sq. feet)



Total area: approx. 76.1 sq. metres (818.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the plan contained here, measurements of door, windows, room and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purpose only and should be used as such by any prospective purchaser. The service, systems and appliances shown has not been tested and no guarantee as their operability or efficiency can be given made with planup.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
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