

**LOT  
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## 22 Avern Road West Molesey, Surrey KT8 2JB

Of interest to owner occupiers and developers. An appealing two bedroom semi-detached house requiring modernisation, with planning permission to create a large three bedroom family home with valuable off-street double car parking space in a popular residential location. **Vacant.**

### Tenure

Freehold.

### Location

- West Molesey is a popular residential suburb located between Kingston upon Thames and Walton-on-Thames
- Situated at the junction of Avern Road and Avern Gardens, in a popular residential area off the south side of Walton Road (B369)
- Local shopping amenities, including a Sainsbury's Local and Tesco Metro, are close by
- The leisure areas of Bushy Park, Hampton Court Park activities and along the River Thames and Kempton Park Racecourse are conveniently nearby
- Easy access to the M3/A316 provides good road links into Central London and to the M25

Hampton Court

### Description

- An appealing two storey semi-detached house
- The interior requires modernisation

- Rear garden of about 90ft with vehicular access from Avern Gardens

### Accommodation

- Ground Floor – Entrance Hall, Two Reception Rooms, Kitchen with Pantry, Separate WC
- First Floor – Two Bedrooms, Bathroom/WC

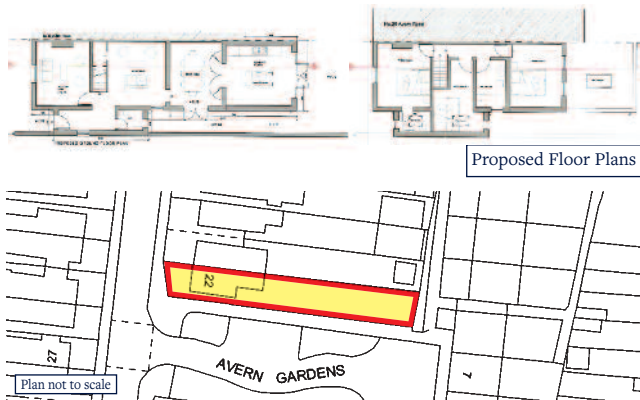
### Planning

Planning permission (Application No: 2018/1133) was granted by Elmbridge Borough Council on 18th July 2018 for a two storey side extension, part single/part two storey side/rear extension, new vehicular access incorporating a new side gate and hardstanding and alterations to fenestration following partial demolition of the existing property. The proposed scheme would provide two receptions with large extended rear family room and kitchen, three bedrooms, a family bathroom/WC and an en-suite shower room/WC.

### Six Week Completion

### Viewing

Please refer to our website [savills.co.uk/auctions](https://www.savills.co.uk/auctions)



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**LOT  
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## 24 Rothbury Road Chelmsford, Essex CM1 3DE

A two bedroom end of terrace house in need of modernisation, on a site of approximately 2,965 sq ft with further potential, well located close to the shopping and recreational amenities of the centre of Chelmsford. **Vacant.**

### Tenure

Freehold.

### Location

- Located near to the junction of Rothbury Road and Exmoor Close
- A range of shopping facilities can be found nearby and to a further extent in the centre of Chelmsford
- Recreational amenities of Central Park and Admirals Park are both easily accessible

Chelmsford

### Description

- A two storey end of terrace house
- In need of modernisation
- Garage
- Rear garden

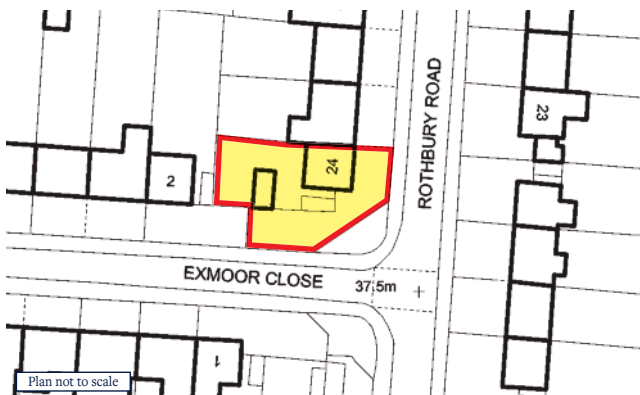
### Accommodation

- Ground Floor – Reception Room, Kitchen/Diner
- First Floor – Two Bedrooms, Bathroom/WC

### Eight Week Completion

### Viewing

Please refer to our website [savills.co.uk/auctions](https://www.savills.co.uk/auctions)



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