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By order of the Executors

2 Crabtree Avenue, Wembley, Middlesex HA0 1LP

Guide Price £375,000*

CORNER SITED SEMI DETACHED HOUSE IN NEED OF COMPLETE UPDATING THROUGHOUT



The property is situated on the corner of Carylton Road within a short walk of Alperton Piccadilly Line Station and Hanger Lane Central Line Station. The Hanger Lane Gyrotory system is within one mile providing excellent road links including the A406 North Circular Road that connects to the M1 and other major routes. The A40 Western Avenue that connects to Central London, the M40 and the M25 London Orbital Motorway are also within close proximity providing easy access to the M4 and Heathrow London Airport. Ealing Broadway and Wembley Town Centres are within two miles each. The house is a corner sited semi-detached house offering three bedroom accommodation with gardens to three sides. The house is in need of complete updating and modernisation throughout and offers excellent potential for further extension subject to obtaining any necessary consents that may be required. The property has a ground floor WC and a first floor bathroom as well as living room and kitchen. There may be scope to add a garage or parking to the rear of the garden subject again to any necessary consent that may be required. The property is sold with full vacant possession and will be of interest to investment buyers and owner occupiers.

ACCOMMODATION

Entrance Hall, Front Reception Room, Rear Reception Room, Kitchen, Landing, Bedroom One, Bedroom Two, Bedroom Three, Gardens to Three Sides.

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Brent
Council Tax Band D
EPC pending

VIEWING TIMES

Wednesday 31st January @ 12 - 12.30pm
Friday 2nd February @ 12 - 12.30pm
Wednesday 7th February @ 12 - 12.30pm



THE NUMBER OF ROOMS SHOWN ON THIS FLOOR PLAN IS APPROXIMATE AND SHOULD NOT BE USED AS A BASIS FOR ANY CONTRACTUAL OBLIGATION.

STARTING BID	FINAL BID	NOTES	<input type="checkbox"/> SOLD	<input type="checkbox"/> UNSOLD	<input type="checkbox"/> SOLD PRIOR	<input type="checkbox"/> WITHDRAWN
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