

LOT

4

By Order of the Executors

27 Croft Gardens, Ruislip, Middlesex HA4 8EY

Guide Price £590,000***FOUR BEDROOM DETACHED DWELLING ON SPACIOUS PLOT IN NEED OF UPDATING THROUGHOUT**

The property is situated close to Ruislip High Street with its local shops, bus connections and station that serves the Metropolitan and Piccadilly Lines. Good road links are easily accessible including the A40 Western Avenue that connects to Central London, the M40 and the M25 London Orbital Motorway. The M4 and Heathrow London Airport are also easily accessible. The area is well served by local schools, bus connections and open spaces. The property is a double fronted detached dwelling that is arranged as four bedrooms although there is an additional dressing room that could be utilised as a bedroom with reconfiguration. The house has been extended to the ground floor and has an integral garage with own driveway. The house does have gas central heating but is in need of complete updating and modernisation throughout. The garden is a good size and there is off street parking to the front. The property is in an excellent location and could become an excellent family residence. It is sold with vacant possession.

PLEASE NOTE THAT THIS LOT IS NOT OPEN TO PRE-AUCTION OFFERS AND WILL NOT BE SOLD PRIOR TO AUCTION UNDER ANY CIRCUMSTANCES. ANY INTENDING PURCHASER MUST REGISTER TO BID IN ORDER TO PURCHASE. WE REMIND ALL PARTIES THAT BIDDING REGISTRATION CLOSSES AT 3pm THE DAY BEFORE THE AUCTION.

ACCOMMODATION

Entrance Hall, Cloakroom, Front Reception, Rear Reception, Kitchen, First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Bedroom Four, Dressing Room, Bathroom, Gardens, Garage and Store.

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Hillingdon

Council Tax band G

EPC pending

VIEWING TIMES

Tuesday 15th October @ 11–11.30am

Saturday 19th October @ 11–11.30am

Friday 25th October @ 11–11.30am

