

# Lot 18

35 David Avenue, Greenford,  
Middlesex UB6 8HG

**GUIDE PRICE: £450,000\***



**EXTENDED FIVE BEDROOM END OF TERRACE  
HOUSE WITH FURTHER POTENTIAL**

In the same family ownership for over 20 years, this five bedroom end of terrace house is situated in an excellent location close to the A40 and within easy reach of Greenford Town Centre and Station. The property has been extended and is in need of a certain amount of finishing or re-definition of existing rooms to make a substantial family home. The property will be of interest to owner/occupiers and investment purchasers and the house is being sold with the benefit of full vacant possession.

### ACCOMMODATION

First Floor: Five bedrooms, two bathroom/WCs.

Ground Floor: Entrance hall, Reception room, family room opening into Kitchen, utility room, two further reception rooms, bathroom/WC.

Outside: Front garden providing off-street parking. Large rear garden.

### TENURE

Freehold

### LOCAL AUTHORITY & TAX RATING

London Borough of Ealing. Tel: 020 8825 5000

Council Tax Band: D

### VIEWING TIMES

By appointment through the Auctioneers

### JOINT AGENTS

Doyle Sales and Lettings, Broadway Buildings, Boston Rd,  
London, Hanwell W7 3TT  
020 8840 0171



**STARTING BID**

**FINAL BID**

**NOTES**

**SOLD**  **UNSOLD**  **SOLD PRIOR**  **WITHDRAWN**