

# Lot 14

65 Eastcote Road, Pinner,  
Middlesex HA5 1EL

**GUIDE PRICE: £440,000 PLUS**



STARTING BID

FINAL BID

NOTES

## FIVE BEDROOM SEMI DETACHED HOUSE REQUIRING SOME UPDATING

This extended five-bedroom house would benefit from some updating throughout. The property also benefits from gas central heating and double-glazing. There is an additional storage room/garage that we understand has planning permission to convert into a third reception room. The property could also offer the opportunity for conversion into a care home, nursery or surgery subject to obtaining any necessary planning consent. The house is currently let on an Assured Shorthold Tenancy agreement at £18,000 pa for a 12 month period from 28/9/07 and will be sold with the benefit of this investment income.

### ACCOMMODATION

Entrance hall, cloakroom, lounge 19' 1 x 16', dining room 13' 1 x 10' 11, kitchen 15' 6 x 11' 4, utility room 8' 3 x 4' 11, storage room 12' 4 x 10' 1, landing, bedroom one 18' 4 x 12' with ensuite, bedroom two 14' 6 x 11' 1, bedroom three 12' 6 x 10' 11, bedroom four 9' 1 x 8' 11, bedroom 5 6' 6 x 7' 10, family bathroom 7' 9 x 5' 5, front and rear garden.

### TENURE

Freehold.

### LOCAL AUTHORITY & TAX RATING

London Borough of Harrow: 0208 863 5611  
Council Tax Band: F

### VENDORS SOLICITORS

Karen Hayward  
Goldsmith Williams  
Team 5, Mersey Chambers, 5 Old Churchyard, Liverpool L2 8TX  
0845 373 3737

### VIEWING TIMES

By appointment through the Auctioneers.