

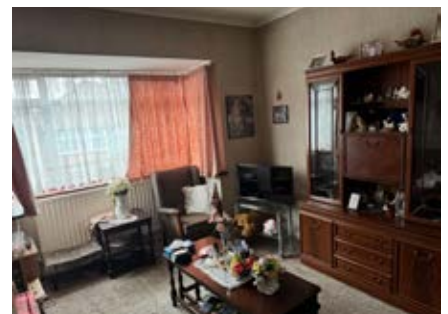
LOT
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By Order of The Court of Protection

4 Walford Road, Uxbridge, Middlesex UB8 2NF

Guide Price £295,000

**DETACHED BUNGALOW IN CENTRAL LOCATION
REQUIRING UPDATING THROUGHOUT**



The property is situated just to the south of Uxbridge Town Centre with its multiple shopping facilities, underground station and bus terminal. Good road links are easily accessible including the A40 Western Avenue that connects to Central London and the M40. The M25 London Orbital Motorway is also within easy reach providing access to other major routes. The M4 and Heathrow London Airport are a few miles to the south. The dwelling is a detached bungalow offering two bedroom and two reception room accommodation although this is of course adaptable. The property has a kitchen and shower room also. There is a good sized garden to the rear and certainly room to extend subject to obtaining any necessary consent that maybe required. The property does have gas fired central heating and double glazing although both systems are dated. The dwelling requires complete updating and refurbishment throughout. This property is sold with vacant possession and will be of interest to investment buyers and owner/occupiers. **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

Porch, Entrance Hall, Two Bedrooms, Two Reception Rooms, Shower Room, Kitchen, Garden.

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Hillingdon

Council Tax Band E

EPC rating: D

VIEWING TIMES

Saturday 25th January @ 11 – 11.30am

Wednesday 29th January @ 11.30 – 12 noon

Friday 7th February @ 11 – 11.30am

OPEN SESSIONS – NO NEED TO CALL TO BOOK IN



STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN