

LOT  
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By Order of the Executors

28 Oakwood Crescent, Greenford, Middlesex UB6 0RQ

**Guide Price £375,000\***

## THREE BEDROOM SEMI DETACHED DWELLING IN NEED OF COMPLETE MODERNISATION



The property is situated in a popular location within easy reach of Sudbury Town Centre with its shopping facilities and station serving London Underground. Horsenden Hill and the local public golf course are both within walking distance. The area is well served by schools and recreational facilities. 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 within easy reach. Greenford Town Centre and Central Line Station is within two miles as is the centre of Wembley with more travel connections, shops and the Stadium complex. Harrow Town Centre is also within easy reach. The property is a semi-detached dwelling offering three bedroom accommodation with two reception rooms. The house has a garage and own driveway and a good sized garden to the rear that has an attractive southerly aspect. The dwelling is in need of complete updating and modernisation throughout and offers scope for further extension subject to obtaining any necessary consents that may be required. 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 closes at 3pm the day before the auction.**

### ACCOMMODATION

Entrance Hall, Living Room, Dining Room, Kitchen, First floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Bathroom, Separate WC, Garage, Gardens.

### TENURE

Freehold

### LOCAL AUTHORITY & TAX RATING

London Borough of Ealing  
Council Tax Band E  
EPC Band G

### VIEWING TIMES

Wednesday 21st May @ 11 – 11.30am  
Saturday 31st May @ 11 – 11.30am  
Thursday 5th June @ 11 – 11.30am

**OPEN VIEWING SESSIONS – NO NEED TO  
CALL TO BOOK IN.**

