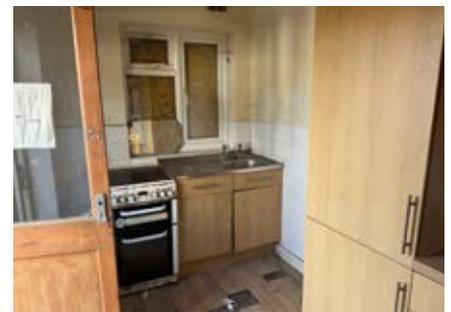


# 9 Gerrard Gardens, Eastcote, Middlesex HA5 2PT

**Guide Price £325,000\***

## SEMI DETACHED BUNGALOW IN NEED OF COMPLETE UPDATING THROUGHOUT



The property is situated in a popular road within easy reach of Eastcote with its shops and station. There is also easy access into neighbouring Ruislip, Ruislip Manor and Northwood Hills, all with shopping facilities, bus connections and underground services. The area is well served by parks and recreational facilities. Good road links are easily accessible including the A40 that connects to central London, the M40 and the M25 London orbital motorway. The property is a semi-detached bungalow offering two-bedroom accommodation on a good-sized plot. The property is in need of complete updating and modernisation throughout. There is space for further extension subject to obtaining any necessary consent that may be required. There is also space for off-street parking, again subject to obtaining any necessary consents. This lot is sold with full vacant possession and will be of interest to investment buyers and developers. **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

Hall, Two Bedrooms, Reception, Kitchen, Bathroom, Separate WC, Gardens.

### TENURE

Freehold

### LOCAL AUTHORITY & TAX RATING

London Borough of Hillingdon  
Council tax Band E  
EPC pending

### VIEWING TIMES

Saturday 28th March @ 11–11.30am  
Wednesday 1st April @ 11–11.30am  
Tuesday 7th April @ 11–11.30am  
Saturday 11th April @ 11–11.30am  
OPEN SESSIONS – NO NEED TO CALL TO BOOK IN



STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN