

LOT  
**14**

**By Order of the Executors**

## 2 Old Hatch Manor, Ruislip, Middlesex HA4 8QG

**Guide Price: £625,000\***

**Detached house on corner plot with  
development potential**



This detached dwelling occupies a spacious corner plot of approximately 6161 sf (0.141 acres) and gives ample scope for extension or development subject to obtaining any necessary planning consent that may be required. The property currently consists of two spacious bedroom accommodation and is situated between Ruislip Manor and Ruislip. Both locations provide excellent shopping facilities, underground and bus connections. Good road links serve the area including the A40 and M25. The property is double glazed and in generally good order throughout. This house is being sold with full vacant possession and will be of interest to owner occupiers, investors and developers.

### **ACCOMMODATION**

Entrance Hall, Living Room, Kitchen, Dining Room, First Floor Landing, Bedroom One, Bedroom two, Bathroom, Spacious gardens to front and rear with side access on both sides.

### **TENURE**

Freehold

### **LOCAL AUTHORITY & TAX RATING**

London Borough of Hillingdon 01895 250111  
Council Tax Band F

### **VIEWING TIMES**

Weds 18/5 @ 11am. Fri 27/5 @ 11.30am. Weds 1/6 @ 11.30am

**STARTING BID**

**FINAL BID**

**NOTES**

☐ SOLD ☐ UNSOLD ☐ SOLD PRIOR ☐ WITHDRAWN