

LOT  
**15**

48 Ferndown, Northwood,  
Middlesex HA6 1PH

**Guide Price: £495,000\***

## **FOUR BEDROOM HOUSE IN NEED OF UPDATING WITH PLANNING TO EXTEND**



This extended property, that was originally semi detached, is in need of some updating although it does benefit from gas fired central heating and double glazing. The property offers four bedroom accommodation and is situated in a popular residential location within a short walk of Northwood Hills Metropolitan Line Station and local shops. This house has off-street parking and an integral garage. There is also a good sized garden. Various planning permissions exist for this lot including for a single storey side and rear extension, as well as a permission to conversion of the roof space. At the rear of the south facing garden is a single storey outbuilding that also has a planning consent. The property is sold with full vacant possession and will be of interest to owner/occupiers and investment purchasers.

### **ACCOMMODATION**

Entrance Hall, Living Room, Dining Room, Kitchen, Integral Garage, First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Bedroom Four, Bathroom, Front and Rear Gardens (latter South Facing). Outbuilding to rear and Off Street Parking to Front.

### **TENURE**

Freehold

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

London Borough of Hillingdon 01895 250111  
Council Tax Band E

### **VIEWING TIMES**

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN