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**18**

41 Angel Lane, Hayes, Middlesex  
UB3 2QZ

**Guide Price: £450,000\***

## THREE BEDROOM END OF TERRACE WITH PLANNING TO EXTEND



This spacious three bedroom end of terrace house is situated in a popular road off the Uxbridge Road at Hayes End. The property is in need of updating and benefits from planning permission to do a two storey extension on the side to create a spacious five bedroom dwelling. This could of course make a spacious family house or be suitable for HMO purposes subject to obtaining any consent that may be required. Details of the panning can be found under reference number 11427/APP/2017/38 or on request from the Auctioneers. The property is sold with full vacant possession and will be of interest to investment buyers and owner occupiers

### ACCOMMODATION

Entrance Porch, Through lounge, Inner Hallway, Bathroom, Annex Bedroom, Kitchen, Conservatory, Integral Double Garage, First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, WC, Off Street Parking to Front, Spacious Rear Garden

### TENURE

Freehold

### LOCAL AUTHORITY & TAX RATING

London Borough of Hillingdon 01895 250111  
Council Tax Band: D

### VIEWING TIMES

Sat 13/5 @ 1 - 1.45pm, Tues 16/5 @ 1-1.45pm, Sat 20/5 1 - 1.45pm

### JOINT AUCTIONEERS

Turbervilles Estate Agents, 11 Crescent Parade, Long Lane, Hillingdon UB10 0LG 01895 231311



STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN