

LOT  
**10**

40 Aldridge Avenue, Edgware,  
Middlesex HA8 8TA

**Guide Price: £450,000\***

**SEMI DETACHED HOUSE IN NEED OF  
UPDATING**



This semi detached house situated off Glengall Road on the Broadfields Estate side of Edgware, offers three bedroom accommodation and is in need of updating throughout. The property does benefit from gas central heating and double glazing and has the potential for garage space, subject to obtaining any necessary consent that may be required. Edgware, with its Broadwalk Shopping Centre and Station (Northern Line) is approximately one and a half miles distant and good road links serve the area including the A1, M1, M25 and A41. The house may offer scope for extension subject to obtaining any planning consent that may be required and is sold with full vacant possession. This lot will be of interest to investment purchasers and owner occupiers.

#### **ACCOMMODATION**

Entrance Hall, Living Room, Dining Room, Kitchen, First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Bathroom, Separate WC, Garage Space via Shared Drive, Parking to Front, Rear Garden.

#### **TENURE**

Freehold

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

London Borough of Barnet 0208 359 2000  
Council Tax Band E

#### **VIEWING TIMES**

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN