

LOT

**16****By Order of the Executors**

22 West Common Road, Uxbridge,  
Middlesex UB8 1NZ

**Guide Price £475,000\***

**DETACHED DWELLING OVERLOOKING  
COMMON IN NEED OF COMPLETE  
UPDATING**



The property is a detached three bedroom house with garage having an attractive outlook over Uxbridge Common. The property does benefit from gas central heating although it is in need of complete updating and modernisation throughout. There may be scope for further extension, subject to obtaining any necessary consents that may be required. The property is situated on a popular road surrounding Uxbridge Common. The town centre with its shopping centres and station (Metropolitan and Piccadilly Lines) is within one mile. The area is well served by road links including the A40, M40 and M25 that are all close by. A number of schools and Uxbridge College are easily accessible. This lot will be of interest to investment purchasers and owner/occupiers.

**ACCOMMODATION**

Storm Porch, Entrance Hall, Living Room, Dining Room, Kitchen, Outside Store, Double Length Garage, First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Bathroom, Separate WC, Front and Rear Gardens, the latter with westerly aspect.

**TENURE**

Freehold

**LOCAL AUTHORITY & TAX RATING**

London Borough of Hillingdon 01895 250111  
Council Tax Band: G

**VIEWING TIMES**

Saturday 23rd March @ 1pm  
Friday 29th March @ 1pm

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN