

Colchester Road

Northwood • Middlesex • HA6 1LX

By Auction: £550,000



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Being Sold via Secure Sale online bidding. Terms & Conditions apply.

This charming three bedroom semi detached house offers great potential for a family looking to create their dream home. The property features two spacious living rooms, a separate kitchen, and three well sized bedrooms, all spread across a well laid out, two storey design. Outside, there is a large rear garden ideal for outdoor activities and a driveway providing off-street parking. With some modernization, this home can be transformed into a stylish and comfortable space in a desirable, family friendly location.

Immediate 'exchange of contracts' available

Being sold via 'Secure Sale'

Three bedroom semi detached

Living room

Kitchen

Family bathroom

Garden

Garage

Off street parking

Scope to extend (STPP)

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Property

This charming three bedroom semi detached house presents a fantastic opportunity to create your ideal home. Situated in a desirable and family friendly area, the property offers a spacious and flexible layout across two floors, perfect for a growing family. As you enter, you are welcomed by a generous hallway leading to two bright and airy living rooms, providing versatile spaces for both relaxation and entertainment. The separate kitchen offers potential for transformation into a modern and functional culinary space, tailored to your needs. Upstairs, you'll find three well sized bedrooms, ideal for family living. The main bedroom offers plenty of space for a comfortable retreat, while the additional bedrooms are perfect for children or guests. A family bathroom is conveniently located on this floor, offering ease of access. While the property does require modernization, it offers a wonderful blank canvas for those with a vision to update and personalize it. With its excellent layout and bright, spacious rooms, this home is perfect for families looking to settle in a peaceful yet convenient location, close to local schools, parks, and transport links. This is an exciting opportunity to create a stylish, personalized home in a sought-after neighborhood, with plenty of potential to make it your own.

Outside

This semi detached property boasts a sizable front and rear garden, providing ample outdoor space for a family to enjoy. The front garden features a paved driveway, offering convenient off-street parking and leading to the house's entrance, framed by greenery and mature shrubs that add a touch of privacy. The house's exterior is well-presented, with potential to add further curb appeal through personalization. The rear garden is a generous, tranquil space, perfect for outdoor entertaining or gardening enthusiasts. It includes a large lawn area surrounded by mature trees and fencing, ensuring privacy. With a bit of attention, this garden could easily be transformed into a beautiful outdoor haven, ideal for relaxation or children's play. This property's outdoor areas offer both practical and aesthetic potential, making it perfect for families or those who enjoy outdoor living.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price', and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

A Legal Pack associated with this particular property is available to view upon request



Schools:

Haydon School 0.3 miles
Northwood School 0.3 miles
Harlyn Primary School



Train:

Northwood Hills Station 0.2 miles
Northwood Station 1.1 miles
Pinner Station 1.2 miles



Car:

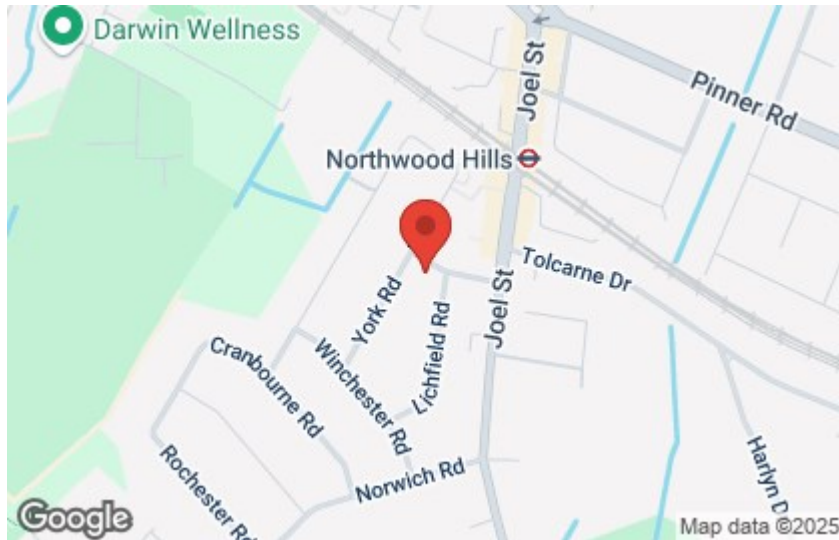
M4, A40, M25, M40



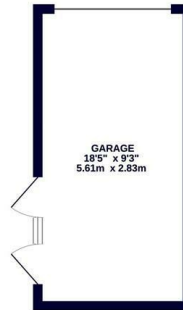
Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



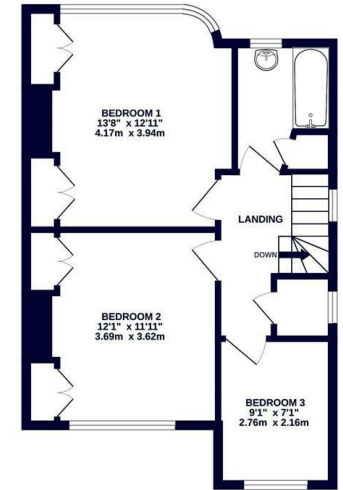
OUTBUILDING
171 sq.ft. (15.9 sq.m.) approx.



GROUND FLOOR
476 sq.ft. (44.2 sq.m.) approx.



1ST FLOOR
489 sq.ft. (45.4 sq.m.) approx.



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TOTAL FLOOR AREA: 1135 sq.ft. (105.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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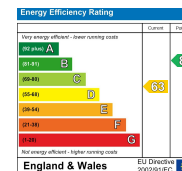
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