dc david conway

SALES . LETTINGS . MANAGEMENT . MORTGAGES . LAND & NEW HOMES

Dudley Road, Harrow, HA2 0PS

Auction Guide £450,000

3 2 1

Dudley Road, Harrow, HA2 0PS

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £450,000 Benefitting from a full width ground floor extension and boasting off street parking to the front the property is offered chain free. With a downstairs shower room the property is above average in size and set within a five minute walk of Whitmore School.

- Terraced House
- Three Bedrooms
- Reception Room
- Part Tiled Kitchen
- Bathroom & Downstairs Shower Room
- Garden With Outbuilding
- Double Glazing
- Gas Central Heating
- Immediate 'Exchange Of Contracts' Available
- Sold Via 'Secure Sale'

INTERNALLY

This is a three bed terraced house. The front door leads into hallway with stairs to the first floor landing. Doors off the hallway lead into spacious well presented through lounge with wood flooring, feature fireplace, decorative skirting, dado rails, coving and a front aspect bay window. To the rear of the lounge is a door leading into the fitted kitchen comprising of matching wall and base units, built in double oven, gas hob with extractor fan over and door leading out to the garden. Downstairs shower room with wc, floor standing vanity unit and basin.
Stairs to the first floor landing with doors leading off into two double bedrooms, one single bedroom and family bathroom comprising of a tiled enclosed bath, wc, pedal stall sink and heated towel rail. There is also a loft with potential for extension subject to planning permission.

EXTERNALLY

Off street parking for two cars and rear garden with raised patio area leading down to lawn area with outbuilding.

LOCATION

Situated in this pleasant sought after residential road between Shaftesbury Avenue and Roxeth Green Avenue, approximately 300 yards to local Shaftesbury parade with good local shops including Tesco and approximately half a mile to South Harrow Piccadilly line tube, bus station and shopping centre. Local schools include Whitmore High School 0.4 miles away, Grange Primary School and Roxeth Mead School both 0.5 miles away and The Welldon Park Academy 0.8 miles away.

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.

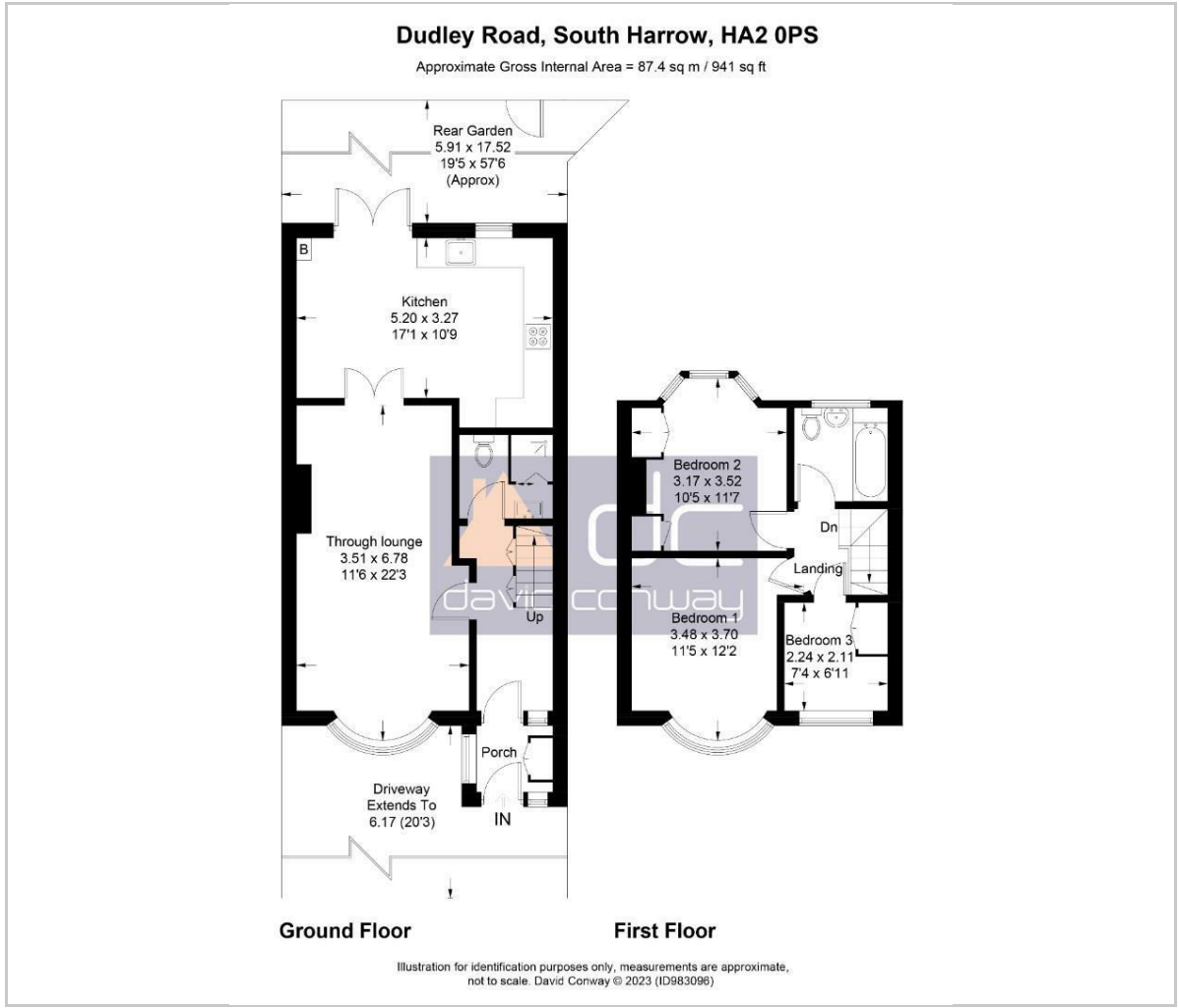
The property is being sold via a transparent online auction.
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

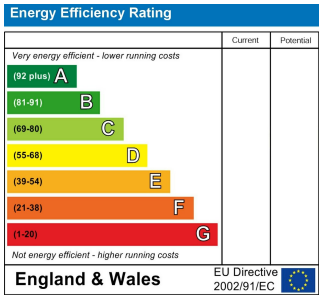
Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Floor Plan



Area Map

Energy Efficiency Graph



Viewing

Please contact our David Conway & Co Ltd Office on 02084225222 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

269 Northolt Road, Harrow, Middlesex, HA2 8HS
Tel: 02084225222 Email: sales@davidconway.co.uk https://www.davidconway.co.uk/