

VDBM

Chartered Surveyors

30A Green Lane  
Northwood  
Middlesex  
HA6 2QB

Tel: 01923 845222

Email: [property@vdbm.co.uk](mailto:property@vdbm.co.uk)

Web: [www.vdbm.co.uk](http://www.vdbm.co.uk)

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## 33 MOUNT PARK ROAD EASTCOTE, HA5 2JS



- EXCELLENT LOCATION
- NEWLY DECORATED
- CLOSE TO SCHOOLS
- GARAGE (REAR ACCESS)
- GUIDE PRICE £465,000

### LOCATION

The property is in a quiet road, close to the popular area known as Old Eastcote with a range of local shops. Conveniently situated between Eastcote, Northwood Hills and Ruislip. Bus Routes H13 & 282 nearby. Coteford Infants and Junior Schools are within a few minutes' walk and Haydon School is about 15 minutes' walk.

### DESCRIPTION

A bright and airy end-of-terrace 1930's house. Newly redecorated inside and out plus new carpets and floor coverings. Needs some further modernisation.

Garage to rear plus parking on driveway. Attractive rear garden.

### ACCOMMODATION

#### GROUND FLOOR

- Entrance Hall
- Through lounge 12'9 x 10'6 (Front) plus 9'10 x 9'6 (Rear). Door to garden
- Galley Kitchen 16' x 6' Door to side entrance

#### FIRST FLOOR

- Bedroom 1 (Front) 16' x 12'9 overall
- Bedroom 2 (Rear) 9'3 x 9'6
- Bathroom / WC

### GUIDE PRICE

Offers in the region of £465,000.

### COUNCIL TAX

Council Tax Band D

### EPC

The property has an Asset Rating of 41 (E).

### VIEWING

Strictly by appointment through VDBM on 01923 845222