

**6 WEEK COMPLETION**



**SITUATION**

In this delightful Green Belt setting overlooking the picturesque Green with its pond and Public House conveniently placed between Radlett and Aldenham with easy access to Junction 5 of the M1.

**PROPERTY**

An attractive detached post-war **2 Storey House** that has been extended and refurbished to a high specification to provide 3 Bedrooms, 2 Bathrooms and Loft Office / 4th Bedroom fitted with Velux windows folding into a dormer balcony.

There is a single Garage (including utility area) and full length Car Port plus off street parking area and a good size rear Garden with ample decking and barbeque enclosure.



**VAT is NOT payable in respect of this Lot**

**FREEHOLD offered with FULL VACANT POSSESSION**

**Vacant 3/4 Bed House**

The Surveyors dealing with this property are  
**JOHN BARNETT** and **STEVEN GROSSMAN**



## ACCOMMODATION

### Ground Floor

Lounge/Dining open plan with full length concertina doors to patio  
TV Room/Study (front)  
Kitchen (open plan)  
WC

### First Floor

3 Bedrooms including en-suite bathroom with Jacuzzi bath and double vanity unit  
Separate Shower Room/ WC

### Loft Room

23ft long

**Total GIA Approx 1,645 sq ft**

## AMENITIES

- Luxury Kitchen incl. Neff dishwasher, washing machine & fridge/freezer
- Blinds & curtains included
- UPVC double glazing
- Underfloor heating to Bathroom and Shower Room
- Jacuzzi bath

### VENDOR'S SOLICITORS

Longmores - Tel: 01992 300333  
Ref: C Pease Esq - Email: cep@longmores-solicitors.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts