



SITUATION

Located on the prestigious Linksway being adjacent to Northwood Golf Club and Ruislip Woods Nature Reserve and conveniently situated for numerous sought after schools and being about 1 mile from Northwood town centre and its multiple shopping facilities.

The area is well served by public transport being approximately 1 mile from Northwood (Metropolitan Line) Station and only 5 miles from the M25 (Junction 18) for Chorleywood, 4 miles from Watford and 6 miles from Harrow.

PROPERTY

An impressive individual detached **4 Bedroom House** set on a wide plot arranged over 2 floors with a **23ft Kitchen/Breakfast Room**, extensive front and rear gardens and a **Summer House**.

There is an integral **Double Garage**, gas fired central heating and fitted wardrobes in each bedroom.

The property may lend itself to a programme of major extension or improvement, or alternatively replacement with a new dwelling, subject to obtaining the necessary consents.

ACCOMMODATION (Measurements to maximum points)

Ground Floor

Entrance Hall & Coat Cupboard	16'8" × 11'11"
Living Room	20'0" × 13'1"
Leading to Conservatory/Sun Room	21'10" × 8'10"
Dining Room	16'6" × 13'1"
Kitchen/Breakfast Room	23'4" × 10'8"
Utility Room	8'2" × 7'7"
Separate WC	

First Floor

Bedroom 1	20'0" × 13'1"
Bedroom 2	16'7" × 13'1"
Bedroom 3	11'11" × 11'10"
Bedroom 4	10'8" × 7'7"
Bathroom	
Separate WC	

Exterior

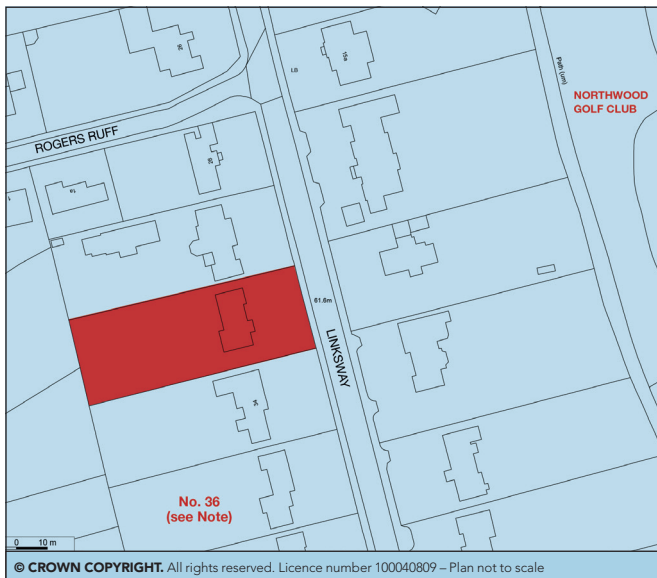
Summer House	18'4" × 9'10"
Double Garage	20'3" × 15'0"
55 ft Front Garden with carp fish pond	
150 ft Rear Garden	

Total GIA Approx. 2,600 sq ft

Vacant 4 Bed House

The Surveyors dealing with this property are **JOHN BARNETT** and **JONATHAN ROSS**

* Refer to Point 9 in the 'Notice to all Bidders' page



VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

Note: No. 36 Linksway (see map above) is a new build 6 bed Octagon home (with a separate studio) which is on the market for £5,450,000.

VENDOR'S SOLICITORS

Hanney Dawkins & Jones – Tel: 020 8866 2144
Ref: I. Archer – Email: reception@hdj-law.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 £500 (including VAT) upon exchange of contracts