LOT 18

1 Reenglass Road, Stanmore, Middlesex HA7 4NT

*Reserve below £1,000,000 ON BEHALF OF EXECUTORS





SITUATION

Located on this attractive sought after private residential road, just a short walk to Stanmore Underground Station (Jubilee Line) with nearby shopping facilities including **Martins, McDonald's,** a **Tesco Petrol Station** with more being found on Church Road and The Broadway such as **Lidl** and **Sainsbury's.**

Stanmore is a prosperous residential suburb of north London located between Edgware and Hatch End enjoying excellent road links to the A41 and M1(Junction 4) approximately 10 miles from Central London.

PROPERTY

Comprising a **3 Bed Detached Chalet Bungalow** planned on ground and first floors. The property includes gas central heating, an integral **Garage**, off-street parking plus a front garden and a **85ft rear garden**.



VAT is NOT applicable to this Lot

Vacant 3 Bed Bungalow

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

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ACCOMMODATION (measurements to maximum points)

Ground Floor			
Living Room	16'4"	×	24'11"
(sliding patio doors to garden)			
Kitchen & Breakfast Room	21'7"	\times	11'5"
Master Bedroom	17'0"	×	11'5"
En-suite Bathroom/WC	9'10"	\times	5'10"
Side extension:			
Bedroom 2 (with Kitchen & WC)	11'8"	×	14'9"

First Floor

Bedroom 3	18'0" ×	30'6" (into eaves)
Bathroom/WC	9'10" ×	6'0"

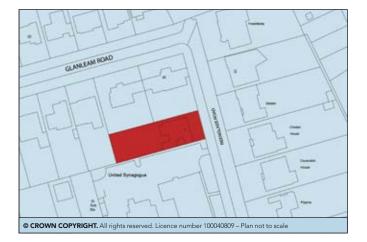
Garage 14'1" × 13'1"

Total GIA Approx. 2,123 sq ft including Garage

FREEHOLD offered with VACANT POSSESSION

Note 1: 6 Week Completion.

Note 2: Floor Plans available from Auctioneers.



VENDOR'S SOLICITORS Sherrards Solicitors - Tel: 01727 832 830 Ref: G. Lunnon - Email: gpl@sherrards.com