



**SITUATION**

Located on one of the most sought after roads in this popular residential area enjoying good road access via the M25 (Junction 21A) and M1 (Junction 6). Bricket Wood is an affluent village located 3 miles south of St. Albans town centre and approx. 20 miles north of central London.

**PROPERTY**

Comprising an **unmodernised 3 Bedroom Detached Bungalow** benefiting from gas central heating (not tested), off street parking, a garage/workroom and several sheds located in the **Rear 230 ft Garden**.

**Note: Due to having a 50 ft frontage and a large rear garden, there is potential to extend to the side/rear, subject to obtaining the necessary consents.**

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

**FREEHOLD offered with FULL VACANT POSSESSION**

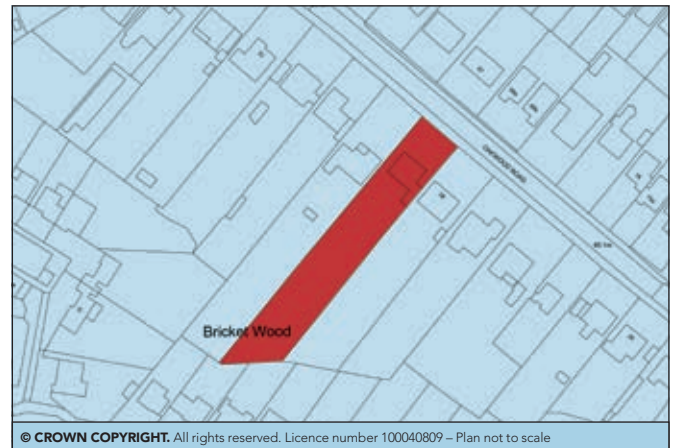
**ACCOMMODATION**

Reception	17'10"	×	16'1"
Kitchen	11'1"	×	15'4"
Bedroom 1	10'5"	×	9'9"
Bedroom 2	10'5"	×	9'10"
Bedroom 3	14'10"	×	9'7"
Shower Room/WC			

**GIA Approx. 1,050 sq ft**

**Plus Garage/Workshop**

Area Approx. 278 sq ft



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**Vacant 3 Bed Bungalow**

The Surveyors dealing with this property are **NICHOLAS LEIGH** and **NICHOLAS BORD**

**VENDOR'S SOLICITORS**  
OGR Stock Denton – Tel: 020 8349 0321  
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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