

6 WEEK COMPLETION



**SITUATION**

Located close to the junction with Cat Hill in this popular residential area which lies approximately ¾ of a mile from Cockfosters Underground Station (Piccadilly Line) and just a short walk from the shopping facilities, restaurants and cafés in Cockfosters Road.

Cockfosters is a sought after suburb lying between Barnet and Enfield approximately 10 miles north of central London.

**PROPERTY**

Comprising a **3 Bed Semi-Detached House** planned on ground and first floors, with an integral **Garage**. The property benefits from off-street parking, uPVC windows, a through lounge, a patio and **Rear Garden**.

**VAT is NOT applicable to this Lot**

**ACCOMMODATION** (measurements to maximum points)

**Ground Floor**

Through Lounge	21'4"	×	12'8"
Kitchen	12'9"	×	8'1"
Hall	7'9"	×	4'10"
Porch	3'4"	×	4'0"

**First Floor**

Bedroom 1	12'3"	×	12'1"
Bedroom 2	9'9"	×	11'6"
Bedroom 3	12'3"	×	8'5"
Shower Room with basin	5'1"	×	8'1"
Separate WC			

**Plus Garage**

**GIA Approx. 1,140 sq ft including Garage**

**FREEHOLD offered with VACANT POSSESSION**

**Note: Floor Plans available from the Auctioneers.**

**Vacant 3 Bed House**

The Surveyors dealing with this property are **JOHN BARNETT** and **ELLIOTT GREENE**

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

**VENDOR'S SOLICITORS**  
Macroy Ward – Tel: 020 8440 3258  
Ref: Ms Martina Ward – Email: martina@macroyward.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