

POTENTIAL FOR NEW BUILD



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**

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.



**ACCOMMODATION** (measurements to maximum points)

**Ground Floor**

Living Room (sliding patio doors to garden)	16'4" × 24'11"
Kitchen & Breakfast Room	21'7" × 11'5"
Master Bedroom	17'0" × 11'5"
En-suite Bathroom/WC	9'10" × 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"

<b>Garage</b>	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

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 £750 (including VAT) upon exchange of contracts