



SITUATION

Located off Elstree Road within this popular residential area just a short walk away from the shopping facilities that can be found on the High Road.

Bushey Heath lies approximately 13 miles north-west of central London and 1½ miles south-east of Watford Town Centre and enjoys good road links via the A41 and M1 (Junction 5).

PROPERTY

Comprising a **4 Bed Detached Chalet Bungalow** planned on ground and first floors. The property includes an integral **Garage**, off-street parking plus **front & rear Gardens**.

VAT is NOT payable in respect of this Lot

FREEHOLD offered with VACANT POSSESSION

Vacant 4 Bed Chalet Bungalow

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **NICHOLAS LEIGH**

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

ACCOMMODATION (measurements to maximum points)

Ground Floor:

Dining Room	14'5" x 11'10"
Lounge	14'9" x 12'6"
Kitchen	11'4" x 9'8"
Bedroom 1	13'6" x 10'7"
Bedroom 2	13'5" x 9'10"
Bathroom/WC	
Shower Room/WC	

First Floor:

Bedroom 3	16'10" x 11'0"
Bedroom 4	12'0" x 11'10"

Garage: 15'0" x 6'8"

Total GIA Approx. 1,313 sq ft plus Garage

Note: There may be potential to create additional living space above the garage, subject to obtaining the necessary consents.

VENDOR'S SOLICITORS
Blacks LLP - Tel: 0113 207 0000
Ref: Ms Jodie Hunter - Email: jhunter@lawblacks.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 £500 (including VAT) upon exchange of contracts