

**6 WEEK COMPLETION**



**SITUATION**

Located in this popular residential area close to the junction with Freston Gardens just a short walk to Cockfosters and East Barnet shopping facilities and close to the open greens of Oak Hill Park and Trent Park.

Cockfosters is a sought after north London suburb located some 10 miles north of central London with excellent local schools and enjoying good transport links via Cockfosters Underground Station (Piccadilly Line), Oakleigh Park Railway Station (Great Northern) as well as easy access to the A406 North Circular Road and the M25 (Junction 24).

**PROPERTY**

Comprising an unmodernised **3 Bed Semi-Detached House** planned on ground and first floors. The property benefits from gas central heating (not tested), a **Garage**, off-street parking plus **Rear Garden**.

**VAT is NOT applicable to this Lot**

**ACCOMMODATION** (measurements to maximum points)

**Ground Floor**

Reception Room 1	13'3"	×	14'7"
Reception Room 2	11'8"	×	15'8"
Morning Room	8'0"	×	8'9"
Kitchen	8'2"	×	9'6"
Conservatory	5'9"	×	3'3"
WC			

**First Floor**

Bedroom 1	13'4"	×	15'0"
Bedroom 2	11'8"	×	16'0"
Bedroom 3	8'3"	×	10'10"
Bathroom	6'0"	×	5'5"
WC			

**GIA Approx. 1,200 sq ft plus Garage**

**FREEHOLD offered with VACANT POSSESSION**

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

**Vacant 3 Bed House**

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

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

**VENDOR'S SOLICITORS**  
Macroy Ward Solicitors – Tel: 020 8440 3258  
Ref: Ms Margaret Iwasyszyn – Email: margaret@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 £750 (including VAT) upon exchange of contracts