



Situation

In one of the prime residential locations of this sought after village approximately 1 mile from Brookmans Park Railway Station (Main Line – 39 minutes to Moorgate) and 15 miles from central London and under 3 miles from Junction 24 of the M25.

Property

A **Detached Bungalow** approached from a lawned front garden with a 2 car detached garage. There is a 16' deep rear patio leading to a 98' lawned garden with rear access to adjoining woodlands.

Accommodation

Ground Floor

Porch	4'2" x 7'7"
Entrance Hall	8'6" x 13'3" (max)
Front Bedroom	12'0" x 11'6"
Front Study	13'5" x 11'9" with fitted shower cabinet and bath
Lounge	17'6" x 27'6" with full length sliding patio doors
Kitchen	14'4" x 17'8" with WC
Bathroom/WC	8'7" x 9'0" with bidet and bath
Conservatory	9'0" x 7'2"
Gardeners Store	9'0" x 3'10"
Garage	9'1" x 31'8"

GIA Approx. 1,400 sq ft

VAT is NOT applicable to this Lot

Freehold offered with Vacant Possession

Planning

- Consent granted by Welwyn Hatfield Council on 16/02/2018 for a 6 Bedroom Detached House on 3 floors with a Gross Internal Floor Area of 4,464 sq ft
- Consent was also granted on 14/03/2018 for erection of 2 semi-detached houses each having 5 Bedrooms and 3 Bathrooms.

Note 1: There is a restrictive covenant against the erection of more than 1 house but on payment of £5,000 an option to permit 2 houses will be considered and the Auctioneers have been informed that on payment of an additional £20,000 the option will be granted (Contact Auctioneers for full details).

Note 2: 6 week completion.



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Vacant Bungalow with Planning



Joint Auctioneers
Duncan Perry, 48A The Broadway,
Potters Bar, Hertfordshire EN6 2HW
Tel: 01707 655 466 Ref: Duncan Perry

Vendor's Solicitors

Ref: Anthony Kellner Tel: 01707 667 300
Email: anthony.kellner@pantherplc.com

The Surveyors dealing with this property are
John Barnett and **Joshua Platt**

For legal documents, please refer to page 8 of this catalogue
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page

Approved drawings for
6 Bed Detached House



Approved drawings for
2 x 5 Bed Semi-Detached Houses

