



SITUATION

Located close to the junction with Meadow Lane in this attractive residential street and being within a mile of the varied shopping facilities of the town centre and Beaconsfield Rail Station with train journeys of just over 23 minutes to London Marylebone.

Beaconsfield is an affluent and sought after market town famous for the Bekonscot Model Village & Railway which is the oldest original model village in the world.

Beaconsfield lies approx. 24 miles north-west of central London with good road access to the motorway network being approx. 1 ½ miles to the M40 (Junction 2).

PROPERTY

A modern end of terrace **2 Bed House** built in 2005 benefitting from:

- Off-street parking for 2 cars
- uPVC double glazing
- Gas central heating (not tested)
- Rear Garden

ACCOMMODATION (measurements to maximum points)

Ground Floor

Living Room	13'10"	×	11'3"
Kitchen	13'10"	×	9'0"
Sep. WC			

First Floor

Bedroom 1	13'11"	×	8'9"
Bedroom 2	13'11"	×	8'6"
Bathroom/WC	6'11"	×	6'2"

GIA Approx. 675 sq ft

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note: Refer to Auctioneers for Video Tour of the property.

Vacant 2 Bed House

The Surveyors dealing with this property are
Steven Grossman and **Elliott Greene**

Vendor's Solicitors

Lynch Hall & Hornby
Tel: 020 8864 0722 Ref: Richard Hornby
Email: richard.hornby@lynch-hall.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**