



SITUATION

Located at the junction with Marsh Lane in this affluent and sought after residential area. There are shopping facilities in Honeypot Lane and The Broadway, Stanmore being approx. ¼ mile and just over ½ mile distant respectively. In addition, the property is only a ½ mile from Canons Park Underground Station (Jubilee Line). Stanmore is a prosperous suburb of north London, located between Edgware and Hatch End, approx. 10 miles north-west of central London with easy access to the nearby A41 and the M1 (Junction 4).

PROPERTY

A unique detached Scandia-Hus **4 Bed Bungalow** in a secluded position situated on a **Site Area of Approx. 9,825 sq ft (0.22 acres)** and benefitting from:

- Integral Double Garage with electric up-and-over door
- Triple glazed windows
- Large courtyard patio with Summer House
- Additional rear garden area
- 3 Sheds

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note 1: There is a maximum 3 month completion – refer to special conditions of sale.

Note 2: Refer to Auctioneers for video tour of the property.



ACCOMMODATION (measurements to maximum points)

Ground Floor

Bedroom 1	13'1" x 12'10" plus ensuite
Bedroom 2	12'3" x 9'11"
Bedroom 3	10'7" x 9'11"
Bedroom 4	8'4" x 9'11"
Living Room	19'1" x 15'9"
Open Plan Kitchen/Diner	13'5" x 26'8"
Utility Room	6'6" x 6'2"
Shower Room/WC	8'8" x 5'9"
Conservatory	7'11" x 7'2"
Separate WC	
Double Garage	21'5" x 16'11"

GIA Approx. 1,855 sq ft incl. Garage (excl. Summer House)

Vendor's Solicitors

Macrory Ward
Tel: 020 8440 3258 Ref: Martina Ward
Email: martina@macroryward.co.uk

Unique Vacant 4 Bed Bungalow

The Surveyors dealing with this property are
John Barnett and **Steven Grossman**

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

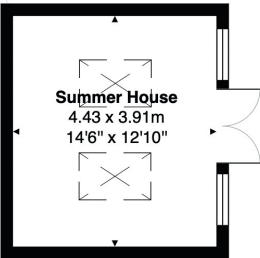
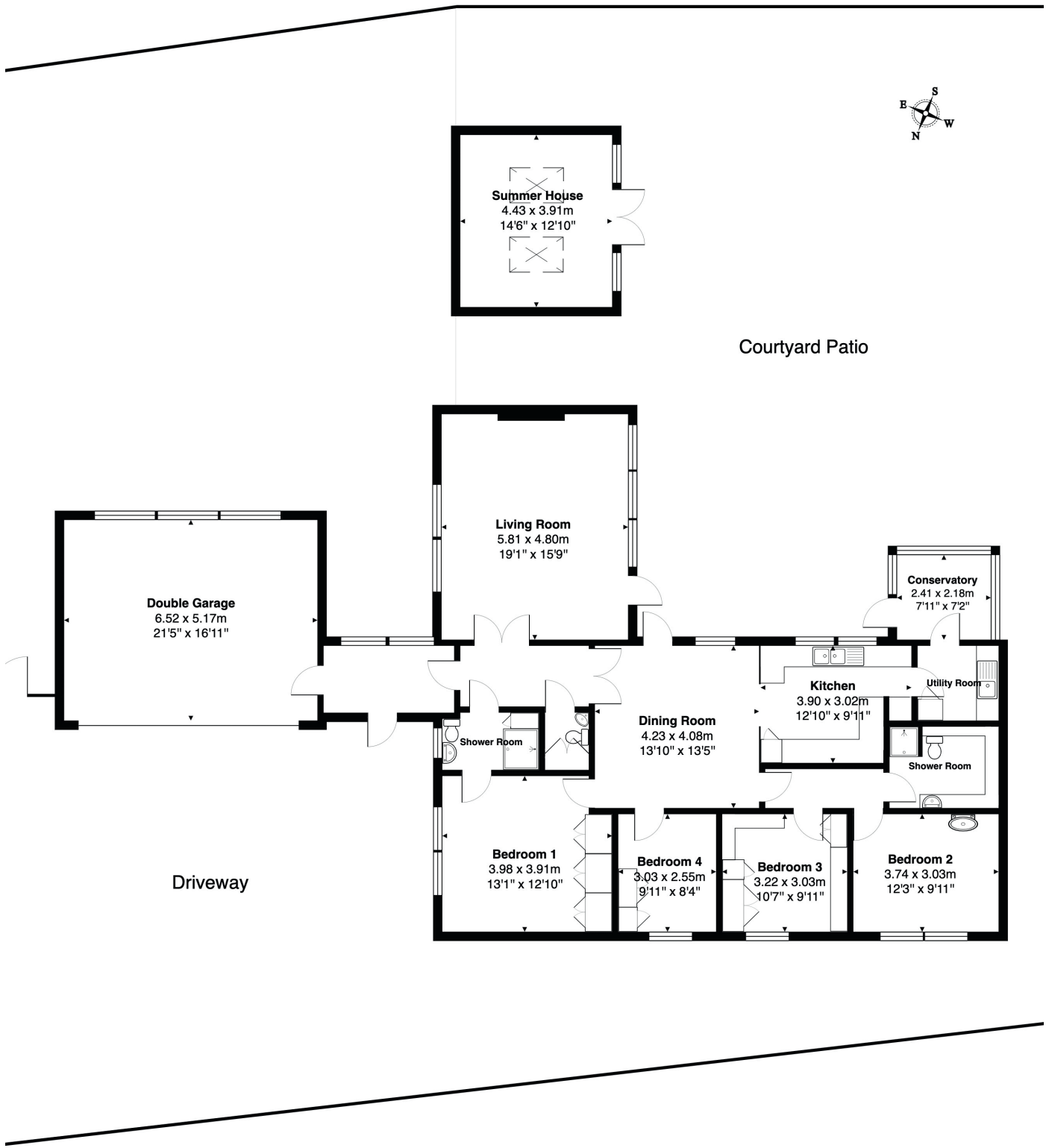
Courtyard Patio



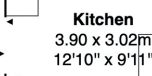
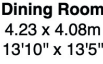
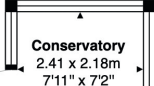
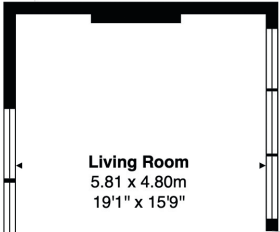
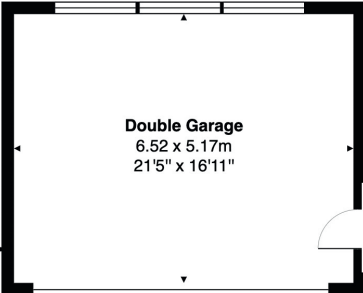
Living Room



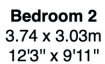
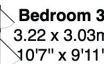
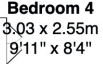
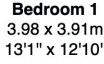
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Courtyard Patio



Driveway



Total Area: 172.3 m² ... 1855 ft² (Including garage, excluding summer house)
 All measurements are approximate and for display purposes only.