

FREEHOLD



House - Townhouse (EPC Rating:)

IVINGHOE ROAD, BUSHEY, WD23 4SW

By Public Auction

£485,000



5 Bedroom House - Townhouse located in Bushey

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

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A spacious family home consisting of five bedrooms, two bathrooms and an additional ground floor W.C. Situated in a sought after private close in Bushey yet close enough to the local station with access to London Euston and

within a few minutes drive to Watford with its many amenities and shopping centre.

The property is a townhouse set over three floors providing lots of space and open plan living. Approaching the property with off street parking and small garden area leading to the front entrance and garage. and off street parking.

From front door, enter to the hallway with stairs leading other floors, ground floor w.c. and open plan kitchen/dining room with an attractive open plan conservatory leading to the garden.

The kitchen comprises of contrasting cream and mid gray high gloss units with chrome accents and tile splashbacks, room for fridge freezer and plenty of powerpoints. White porcelain floor tiles with room for three piece suite and dining table.

The stairs, leading to the first floor with two double bedrooms and shared bathroom. The second floor with further three bedrooms and large family bathroom.

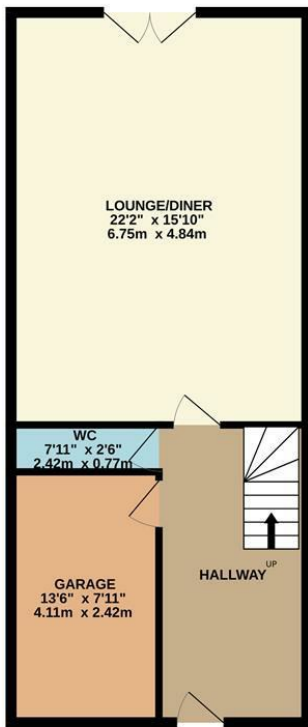
The garden is a low maintenance space with blocked paving, composite fencing and sheltered barbeque area.

Freehold
Council Tax band E

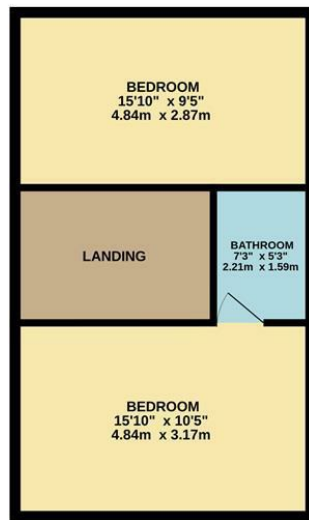


WATFORD SALES | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD

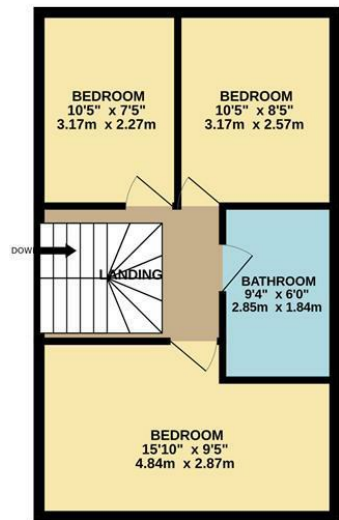
GROUND FLOOR
605 sq.ft. (56.2 sq.m.) approx.



1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.



2ND FLOOR
430 sq.ft. (39.9 sq.m.) approx.



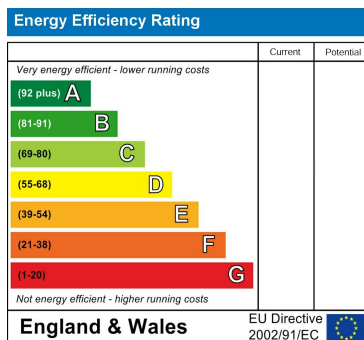
4 BEDROOM END OF TERRACE

TOTAL FLOOR AREA: 1465 sq.ft. (136.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the