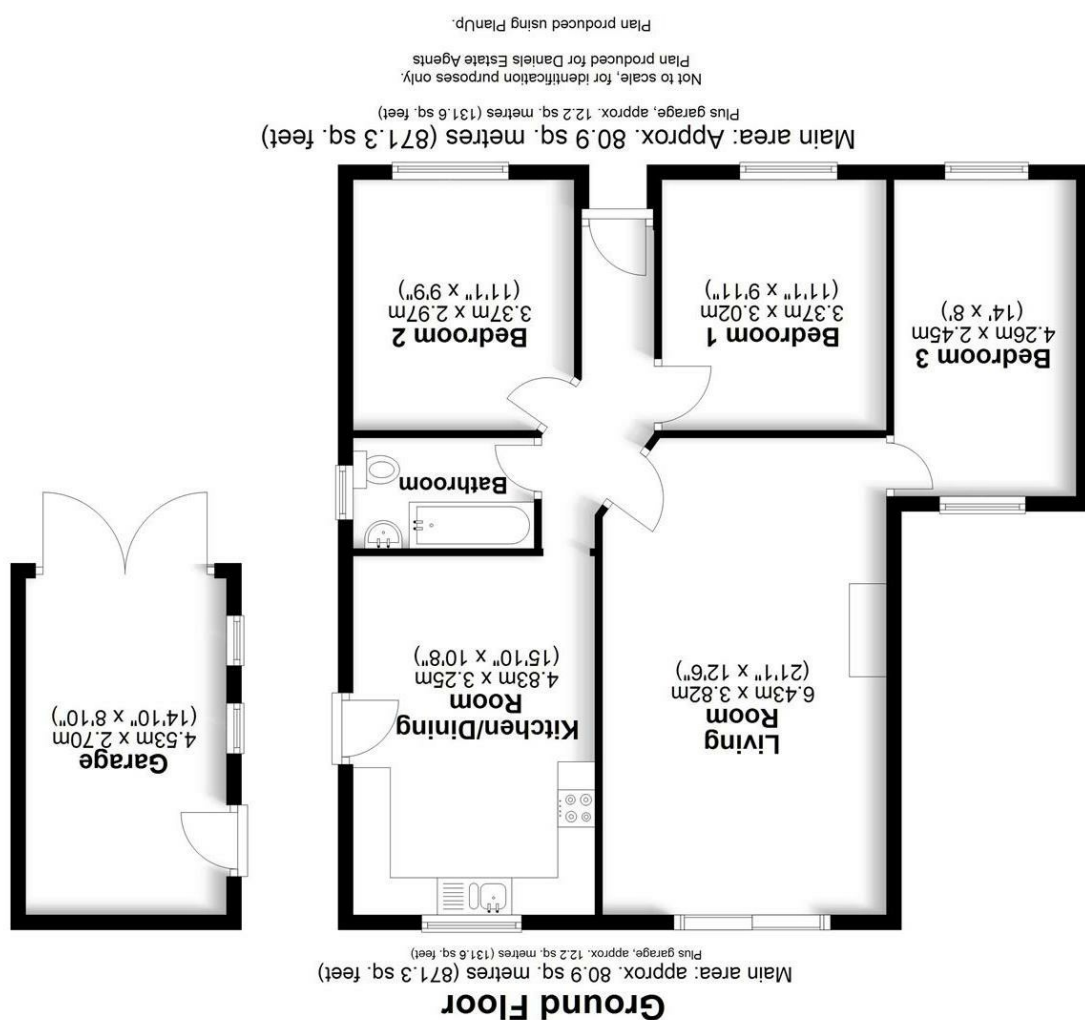


Energy Efficiency Rating		
England & Wales EU Directive 2002/91/EC		
Potential	Current	Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs
82	57	





An exciting opportunity to purchase a chain free detached three bedroom bungalow occupying a large plot on a well regarded residential street in Bricket Wood. The property requires full renovation with huge scope to extend (STPP), with a garden measuring in excess of 100 ft.

Entrance Hall

A part glazed UPVC front door. Down lighters. Wood effect flooring. Radiator. Doors to:

Bedroom One

Double glazed window to front. Radiator. Coved ceiling.

Bedroom Two

Double glazed window to front. Radiator. Coved ceiling. Access to large loft with full head height.

Bedroom Three

Double glazed window to rear. Radiator.

Living Room

Sliding double glazed patio door to rear. Fireplace with log burner. Coved ceiling. Radiators.

Bathroom

Double glazed window to side. Bath with mixer tap and shower over. Wash hand basin. WC. Radiator. Extractor fan.

Kitchen/Diner

Double glazed windows to rear and door to side. A range of wall and base units with roll top work surfaces. Stainless steel sink with mixer tap. Integrated electric oven with gas hob and extractor fan. Wall mounted Vaillant boiler. Radiators. Vinyl flooring.

Garden

A large north/west facing garden mainly laid to lawn with a section of mature tree and shrubs. Large patio area. Exterior lighting and power supply and cold water tap.

Front Garden

Mainly laid to lawn with rearing wall and hedging to front boundary. Pathway leading to front door.

Garage/Outbuilding

With power and light.

