



**Connells**

Sunnymeade Great North Road  
North Mymms Hatfield





## Property Description

An extended and highly individual detached bungalow which stands on a substantial plot and is being offer for sale with no onward chain. The property offers well planned living space comprising of four bedrooms, family bathroom and ensuite, spacious open plan Kitchen/Family room, stunning Conservatory leading onto a great sized rear garden. The front benefits from a large block paved driveway providing parking for several vehicles.

We highly recommend an internal viewing to appreciate what this property has to offer!!

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Hall

## Open Plan Kitchen/Family Room

22' 11" x 17' 10" (6.99m x 5.44m)

Access to kitchen, conservatory, door and window to side and storage cupboard finished with a tiled floor and radiator.

## Kitchen Area

A range of wall and base units with built units built in oven hob and extractor, with or space for white goods and single bowl sink

## Conservatory

21' 11" x 17' 10" (6.68m x 5.44m)

Windows and door to rear onto garden

## Bedroom One

14' 6" x 11' 11" (4.42m x 3.63m)

Access en-suite, window to front, carpet and radiator

## En-Suite

Comprises of a shower cubical, wash hand basin and low level w/c

## Bedroom Two

10' 6" x 8' 6" (3.20m x 2.59m)

Window to front wood flooring and radiator

## Bedroom Three

11' 11" x 8' 1" (3.63m x 2.46m)

Window to side, wood flooring and radiator

## Bedroom Four

11' 11" x 8' 4" (3.63m x 2.54m)

Window to side, carpet and radiator

## Outside

### Front Garden

Off street parking for a number cars. Access to rear garden.

### Rear Garden

Almost 300 feet mainly laid lawn with patio to front and side















This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: E**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WWY306695](http://connells.co.uk/Property/WWY306695)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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