



Connells

Sherborne Way
Croxley Green Rickmansworth



Property Description

Connells are delighted to offer for sale this extended, semi-detached bungalow offering ample accommodation throughout. Comprising on a welcoming entrance hallway, open plan lounge/diner that opens to the recently fitted kitchen/breakfast room, two generous bedrooms, shower room and loft room that can be used for multi-purpose. Externally the property offers driveway parking for two vehicles and a rear garden with gated side access.

Ideally positioned within the central village location of Sherborne Way which is perfectly situated for local amenities, Croxley Train Station and the local transport links to surrounding areas. Within easy access to the Croxley Danes and Yorke Mead schools making this a popular choice for growing families and set within walking distance to both Baldwin's Lane Recreation Ground and Barton Way Play area. Ideal family home.

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 Hallway

Kitchen/ Breakfast Room

14' x 10' 1" (4.27m x 3.07m)

Window to side and rear aspect, wall and base level units with work surfaces over, stainless steel sink unit, oven and hob with extractor over, washing machine, dishwasher, fridge/freezer, radiator and breakfast bar.

Shower Room

6' 5" x 6' 11" (1.96m x 2.11m)

Window to side aspect, shower room, pedestal wash hand basin, WC, heated towel rail and fully tiled walls.

Bedroom One

13' 3" x 11' 6" (4.04m x 3.51m)

Bay window to front aspect, radiator and TV point.

Bedroom Two

10' 2" x 10' (3.10m x 3.05m)

Window to front aspect, radiator and stairs to loft room.

Dining Area

11' 4" x 10' 2" (3.45m x 3.10m)

Window to side aspect, patio doors opening to rear garden, arch to kitchen and radiator. Opens to:

Lounge Area

14' 4" x 11' 4" (4.37m x 3.45m)

Television point, radiator and fireplace.

First Floor

Loft Room / Study

11' 5" x 9' 10" (3.48m x 3.00m)

Window to rear aspect, radiator and built in storage.

Outside

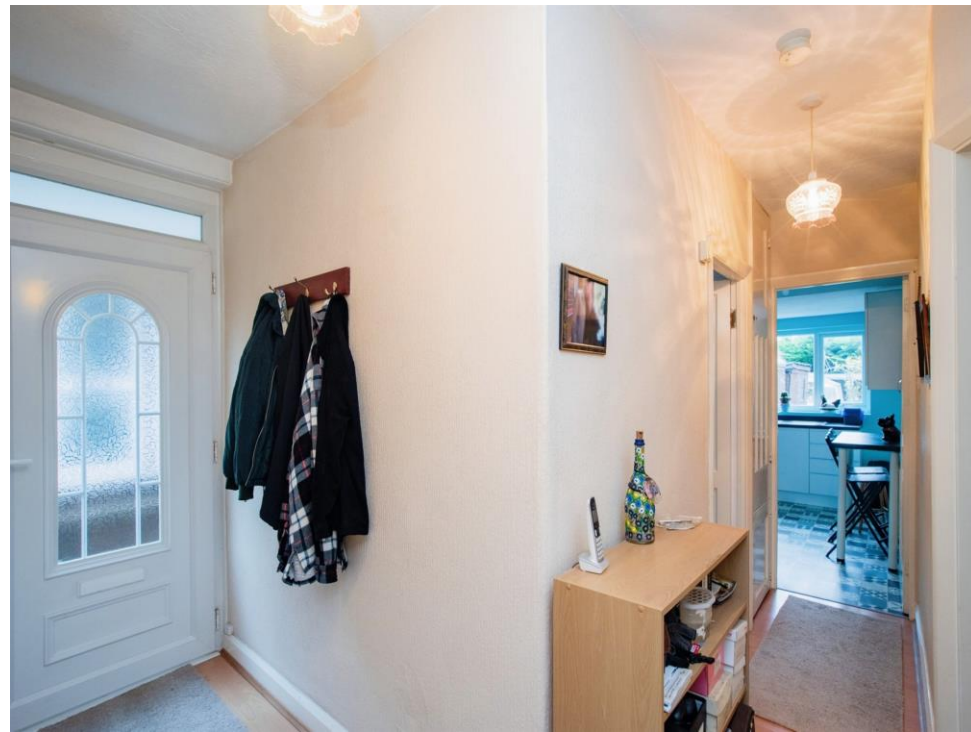
Driveway

Paved driveway for two vehicles.

Rear Garden

Enclosed rear garden with gated side access, paved patio area, two storage sheds and mainly laid to lawn.









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: D

view this property online connells.co.uk/Property/WTF313761

Tenure: Freehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: WTF313761 - 0002