





Property Description

Connells are pleased to offer to the market this substantial detached house located in a cul de sac just off Southill Avenue.

The property is well presented throughout and briefly comprises of a large living area with doors leading to the garden, an attractive conservatory with French doors also leading to the garden and a further reception room which would be an ideal study or family room. The Kitchen/Breakfast Room is spacious and well fitted with extensive wall and base storage units and granite work tops. The bedrooms and bathrooms are arranged over the upper 2 floors and provide ample space. The property also benefits from Gas Fired Central heating and virtually all the windows are double glazed. Outside the large garden wraps around the property.

This would make an ideal family home.

Viewings are highly recommended.

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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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.

Agents Note:

Please be advised that these details are produced to the best of our knowledge from a visual inspection of the property, and due to the nature of the sale have not been confirmed as correct. We advise you to satisfy yourself in relation to the boundaries, condition and services prior to proceeding.

Entrance Hall

Living Room

27' 5" x 15' 7" (8.36m x 4.75m)

Conservatory

13' 4" x 15' 7" (4.06m x 4.75m)

Kitchen

24' 2" x 9' 8" (7.37m x 2.95m)

W.C.

Reception Room

9' 5" x 17' 7" (2.87m x 5.36m)

Landing

Bedroom Two

11' 4" x 11' 8" (3.45m x 3.56m)

En-Suite

Bedroom Three

8' 8" x 13' 4" (2.64m x 4.06m)

Bedroom Four

12' 4" x 10' 4" (3.76m x 3.15m)

Bathroom**Bedroom Five**

8' 5" x 12' 1" (2.57m x 3.68m)

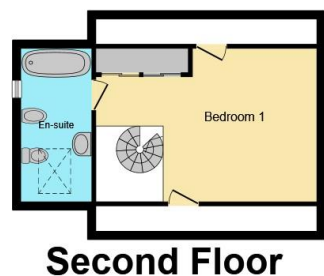
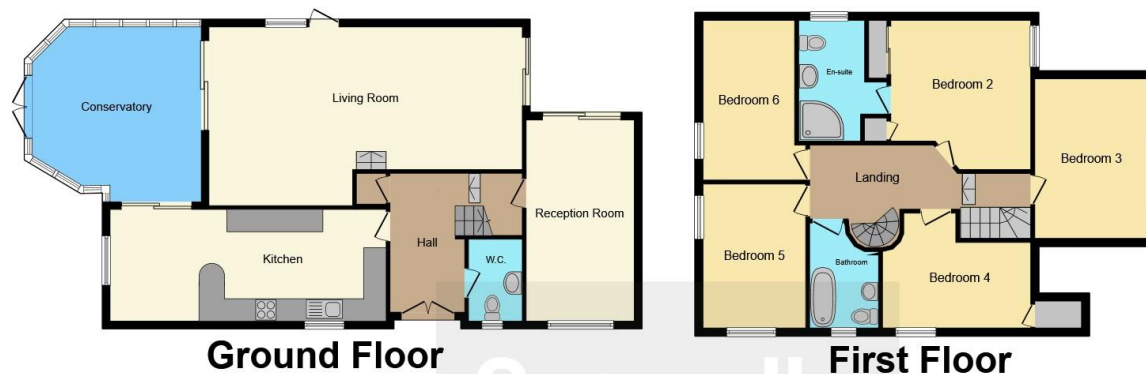
Bedroom Six

6' 8" x 13' 4" (2.03m x 4.06m)

Bedroom One

18' 7" x 13' 1" (5.66m x 3.99m)

En-Suite



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 020 8427 4321
E harrow@connells.co.uk

182 Station Road
 HARROW HA1 2RH

EPC Rating: D Council Tax
 Band: G

view this property online connells.co.uk/Property/HRW310872

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HRW310872 - 0024