



**Connells**

Brookside Caravans Eastbury Road  
Watford



# Brookside Caravans Eastbury Road Watford WD19 4JZ

for sale guide price  
**£70,000**



## Property Description

**\*\*PRICE £80,000\*\*CASH BUYERS ONLY \*\***

Connells are pleased to bring this RARELY AVAILABLE, two bedroom PARK HOME that is situated on a popular residential road in Oxhey Hall. This home is flooded with NATURAL LIGHT throughout, comprising of TWO good sized BEDROOMS, a large living and dining area as well as a good sized family bathroom and kitchen. This property benefits from paved driveway, a good sized garden as well as a PRIVATE PATIO AREA, making this the ideal property for downsizers.

This property is also conveniently located with easy access to several transport links including Bushey Station that provide direct services into London as well as the A41, M25 and M1 motorways. There are a variety of nurseries, primary schools and secondary schools within proximity, as well as being a short distance from Bushey cricket club and Oxhey Park. This property is also located with access to several local shops and amenities as well as being a short drive away from the vibrant Watford Shopping centre and High Street which is full of many different shops, eateries, entertainment and recreational facilities.

For more information, or to book a viewing please contact Connells today.

## 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.

## Entrance Hall

11' 2" x 7' 1" ( 3.40m x 2.16m )

Door to front aspect, window to side and front aspect.

## Lounge

10' 9" x 9' 9" ( 3.28m x 2.97m )

Window to front and side aspect, door to side aspect, television point and radiator.

## Kitchen

9' 9" max x 7' 8" max ( 2.97m max x 2.34m max )

Dual aspect windows to side, radiator, one bowl sink with drainer and storage cupboard.

## Bedroom One

9' 9" x 7' ( 2.97m x 2.13m )

Window to rear aspect and radiator.

## Bedroom Two

7' 2" x 7' ( 2.18m x 2.13m )

Window to side aspect and radiator.

## Bathroom

Window to side aspect, radiator, wash hand basin, bath with mixer taps.

## Outside

### Front Garden

Paved driveway

### Rear Garden

Private patio area

## Additional Info

- No age restrictions to buy property or live there
- No restriction on pets
- No restriction on having children on site

## Agents Note

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home and we recommend taking advice from a solicitor or another professional - independent from the seller or site owner - when buying a home. Sites often have requirements specific to the purchase of a property and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home. Guidance can be sought from Park homes - GOV.UK ([www.gov.uk](http://www.gov.uk)).



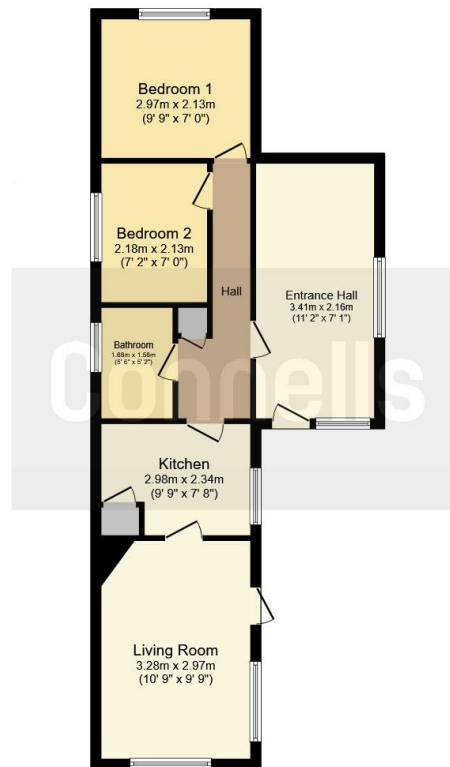












Total floor area 61.9 m<sup>2</sup> (667 sq.ft.) approx

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](http://www.focalagent.com)

To view this property please contact Connells on

**T 020 8950 4404**  
**E [bushey@connells.co.uk](mailto:bushey@connells.co.uk)**

86 High Street  
 BUSHEY WD23 3HD

EPC Rating: Exempt  
 Council Tax Band: A

Tenure:

**view this property online [connells.co.uk/Property/BUS307743](http://connells.co.uk/Property/BUS307743)**

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



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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