



Connells

Forefield
St. Albans



Property Description

Discover this stunning semi-detached bungalow, which is offered chain free, perfect for those seeking a blend of comfort and versatility. Boasting two generously sized double bedrooms, this home offers ample space for relaxation and rest. The heart of the home is the large extended dual aspect open-plan living diner, adorned with large windows that flood the space with natural light, creating a warm and inviting atmosphere. The well-equipped kitchen, along with a convenient utility room, provides practical solutions for everyday living. Step outside to the rear garden, featuring wrap-around patios and side access, perfect for outdoor entertaining or quiet moments in the sun. With off-road parking for four vehicles and a garage, this property ensures convenience for you and your guests. Additionally, there is excellent potential to extend the property (STTP), allowing you to customize and enhance your living space further. The property is situated at the end of the cul-de-sac following a tree lined turning in a highly sought after village. Don't miss this incredible opportunity to own a bungalow that combines spacious living with the potential for future growth. Contact us today to arrange a viewing!

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

6' 5" x 19' 5" (1.96m x 5.92m)

Lounge

32' 9" x 12' (9.98m x 3.66m)

Kitchen

12' 2" x 8' 8" (3.71m x 2.64m)

Bedroom One

13' 10" x 11' 9" (4.22m x 3.58m)

Bedroom Two

9' 7" x 9' 2" (2.92m x 2.79m)

Bathroom

9' 1" x 6' 11" (2.77m x 2.11m)

Front Garden

South Facing

Rear Garden

Wrap around, grass area and side access.









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

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EPC Rating: D Council Tax
 Band: E

Tenure: Freehold

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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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