

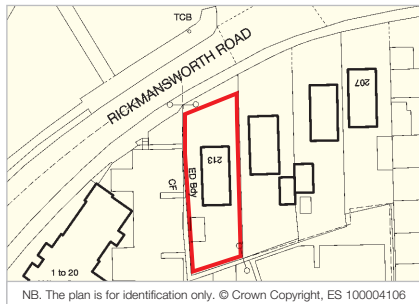
Watford

213 Rickmansworth Road, Hertfordshire WD18 7JT

- **A Freehold Detached House**
- Providing Four Bedroom Accommodation
- GIA extending to Approximately 130 sq m (1,400 sq ft)
- Benefitting from a Garage to the Side, Additional Off-Street Parking to the Front and a Rear Garden
- Possible potential for Extension subject to obtaining all necessary consents

Vacant Possession

**BY ORDER OF WATFORD
BOROUGH COUNCIL**



Seller's Solicitor

Messrs DAC Beachcroft LLP
(Ref: Mr J Bannister).
Tel: 0161 934 3130.
Email: jabannister@dacbeachcroft.com

VACANT – Freehold House



Tenure

Freehold.

Location

The property is situated on the south side of Rickmansworth Road, to the west of its junction with Maythorne Close. A comprehensive range of shops and local amenities is available within Watford town centre, both along High Street and within the Intu Shopping Centre. London Underground services (Metropolitan Line) run from Watford Station, whilst both local and inter-city rail services, as well as the London Overground network, can be accessed from Watford Junction Station approximately 1.5 miles to the north-east. The M1 and M25 Motorways are both close at hand. The open spaces of Cassiobury Park, the Nature Reserve and Whippendel Woods are also close by, as are both West Herts Golf Club and The Grove Hotel and Golf Course. Watford General Hospital is also close by and Watford Grammar School for Boys is within walking distance.

Description

The property comprises a detached house arranged over ground and first floors beneath a pitched roof. The property benefits from a garage to the side, additional off-street parking to the front and a garden to the rear.

Accommodation

Ground Floor – Reception Room, Further Reception Room through to Separate WC, Kitchen

First Floor – Four Bedrooms, Bathroom, Separate WC

GIA Approximately 130 sq m (1,400 sq ft)

Planning

Local Planning Authority: Watford Borough Council.
Tel: 01923 226400.

To View

The property will be open for viewing on Thursday 26th April between 10.00 – 10.30 a.m. This is an open viewing time with no need to register. (Ref: UD).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.