



## FOR SALE BY PUBLIC AUCTION

27th May 2009 at 2.30pm at Hatfield House

Unless sold prior

Please note: ALL COMMON AUCTION CONDITIONS AS PER OUR CATALOGUE APPLY FOR THIS LOT

### WATFORD

46 Hillrise Avenue, Hertfordshire WD24 7NR



**Guide Price: £175,000+**

#### To View:

Please contact Elliott Auctions on 01923 240420.

A part finished project consisting of a semi detached bungalow with planning consent for a 2 storey extension.

#### Description/Location:

The property is situated on a the Tudor Estate in North Watford. Plans granted by Watford Borough Council Ref: 07/01403/FUL – footings, blockwork, steels and roof timbers for the extension are all in place.

#### Proposed Accommodation

Ground Floor: Hall, lounge, dining room, kitchen, 2 double bedrooms, bathroom.

First Floor: Master bedroom, en suite bathroom.

Outside: Front garden with potential for off street parking. Rear garden.

#### Tenure:

Freehold. Vacant Possession.

#### Local Authority:

Watford Borough Council

Telephone:

01923 226400

Photos and plan overleaf

# WATFORD

46 Hillrise Avenue, Hertfordshire WD24 7NR - Continued

