

# Lot 5

By order of the Executors

36 Warwick Way,  
Croxley Green WD3 3SA

**GUIDE PRICE: £290,000\***



**SEMI DETACHED BUNGALOW  
IN NEED OF UPDATING**

This semi-detached chalet bungalow offers two bedroom accommodation and has scope for extension to the rear and loft space, subject to obtaining any necessary planning consent that may be required. The property does benefit from gas-fired central heating and double glazing, although it is in need of some updating throughout. There is ample off street parking to the front and this lot is sold with the benefit of full vacant possession. Warwick Way is a popular road off Links Road within walking distance of a local shopping parade. Croxley Green and Watford Town Centre are all within easy reach and good road links serve the area including the M1 and M25 Motorways. This property will be of interest to investment buyers and owner/occupiers.

#### **ACCOMMODATION**

Porch, Entrance Hall, Bedroom One, Bedroom Two, Bathroom, Separate WC, Living Room, Kitchen/Diner, Ample Off Street Parking to Front, Approximately 80' Garden to Rear.

#### **TENURE**

Freehold

#### **LOCAL AUTHORITY & TAX RATING**

Three Rivers District Council 01923 776611  
Council Tax Band D

#### **VIEWING TIMES**

27/3, 2/4, 10/4 - all @11am



**STARTING BID**

**FINAL BID**

**NOTES**

**SOLD**  **UNSOLD**  **SOLD PRIOR**  **WITHDRAWN**