

## Lot 18

6 Rosens Walk, Edgware,  
Middlesex HA8 8UR  
**GUIDE PRICE: £350,000**



**FREEHOLD VACANT BUNGALOW IN NEED OF  
UPDATING WITH POTENTIAL FOR A LOFT  
CONVERSION**

This double fronted two bedroomed detached bungalow is located within this quiet Cul-de-Sac on the ever popular Broadfields Estate. The A41 (Watford By-Pass) is nearby providing good road links. Edgware Town centre and Station is about 1 mile distant. Potential exists to utilise the loft space for additional accommodation, subject to obtaining any necessary consents that may be required. The property benefits from gas fired central heating and alarm system (neither tested) as well as double glazed windows. This lot that has been in the same ownership for 15 years, is sold with the benefit of vacant possession and will be of interest to owner-occupiers and developers.

### ACCOMMODATION

Entrance porch, Open plan living room/ dining area, bedroom one, bedroom two, family bathroom/WC, cloakroom, kitchen, large utility room/office, additional room (former garage), off street parking, garden.

### LOCAL AUTHORITY & TAX RATING

London Borough of Barnet 020 8359 2000  
Council Tax Band: F

**TENURE** Freehold

### VENDORS SOLICITORS

Ms Louise Woof, 8 The Square, Caterham,  
Surrey, CR3 6XS, 01883347823

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN