



# Lord Estates

Established 1978

## FORD END, UB9 5AL



### £1,385 Per Week / £6,000 Per Month

This amazing Family Home offers spacious 3126 Sq Ft accommodation consisting of 3 Reception Rooms, Modern Kitchen and Utility Room, Guest WC, Study, Five Bedrooms including Large Master Bedroom with En-suite Bathroom and two Dressing Rooms, four double bedrooms with two family bathrooms. The House has an internal Double Garage, large Driveway, beautifully landscaped large garden with mature trees and nice selection of smaller plants. Council Tax Band=G Deposit: £6,875.00





Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		

## Terms and conditions

### Property Misdescriptions Act 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors.

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

### Misrepresentation Act 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.