

A Reputation To Rely Upon



Chandos Road, Borehamwood, Hertfordshire WD6 1UY

£600,000

- Three bedroom extended semi
- Separate dining room
- Playroom
- Guest W/C
- Sunny aspect rear garden
- Great size lounge
- Three reception rooms
- Utility room
- Off street parking
- Kitchen breakfast room

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An extended three bedroom semi detached house situated in one of Borehamwood's most sought after roads just a short walk from town and station, offered in very good condition throughout with a large through lounge, playroom/study, dining room, kitchen / breakfast room and sunny aspect garden. The property is within a short walk of the town and station and offers huge potential to further extend STPP (subject to planning permission).

Entrance Porch

UPVC double glazed security entrance door, inset mat, CH radiator, sockets, lighting, UPVC double glazed frosted window to the front, doors leading to

Lounge

16'6" x 13' (5.03m x 3.96m)

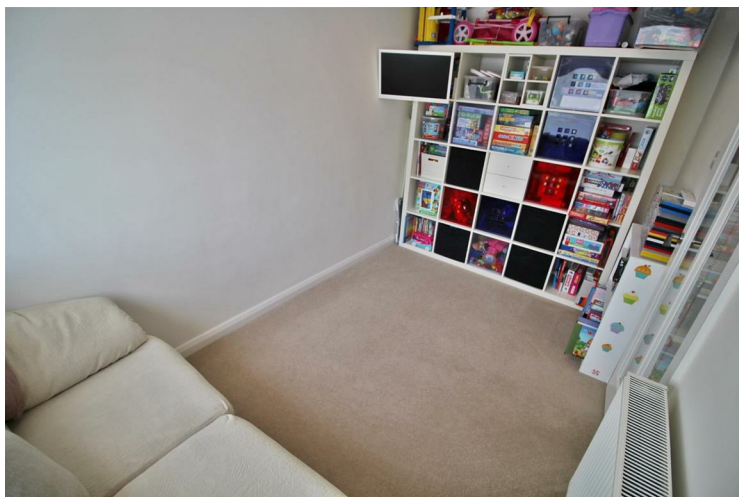


Two CH radiators, UPVC double glazed window to the front, TV point, Virgin point, sockets, wall mounted lighting, under stairs storage, stairs to first floor landing, double doors leading to kitchen/breakfast room, door leading to



Playroom/Study

11' x 8' (3.35m x 2.44m)



Carpeted flooring, UPVC double glazed window to the front, CH radiator, sockets, spotlighting.

Dining Room

13'9" x 11' (4.19m x 3.35m)



UPVC double glazed French doors leading to rear garden, UPVC double glazed window to the rear, sockets, two CH radiators, bi-fold doors through to

Kitchen/Breakfast Room

11'5" x 10'9" expanding to 18'6" (3.48m x 3.28m expanding to 5.64m)



Tiled flooring, partly tiled walls, UPVC double glazed window to the rear, UPVC double glazed door leading to the rear garden, range of fitted units both wall mounted and base, ample work surface, breakfast bar area, space for washing machine, space for dishwasher, space for fridge/freezer, built in electric oven, four ring electric hob, door leading to



Downstairs WC/Utility Room

Low flush WC, wash hand basin, spotlighting, extractor, UPVC double glazed velux window, space for washing machine, space for tumble dryer, fitted unit.

First Floor Landing

Carpeted flooring, access to loft, UPVC double glazed window to the side, sockets, doors leading to

Master Bedroom

12'7 x 9'8 to fitted wardrobes (3.84m x 2.95m to fitted wardrobes)
UPVC double glazed window to the front, CH radiator, sockets, wardrobes.

Bedroom 2

10' to fitted wardrobes x 9'11 (3.05m to fitted wardrobes x 3.02m)
UPVC double glazed window to the rear, CH radiator, sockets.

Bedroom 3

9'5 x 6'5 (2.87m x 1.96m)
UPVC double glazed window to the front, CH radiator, sockets, fitted wardrobes with up and over storage, lighting on dimmer switch.

Family Bathroom

Tiled flooring, fully tiled walls, low flush WC, wash hand basin with mixer tap, UPVC double glazed frosted window to the rear, deep panel bath with mixer tap and hand held shower attachment.

Rear Garden



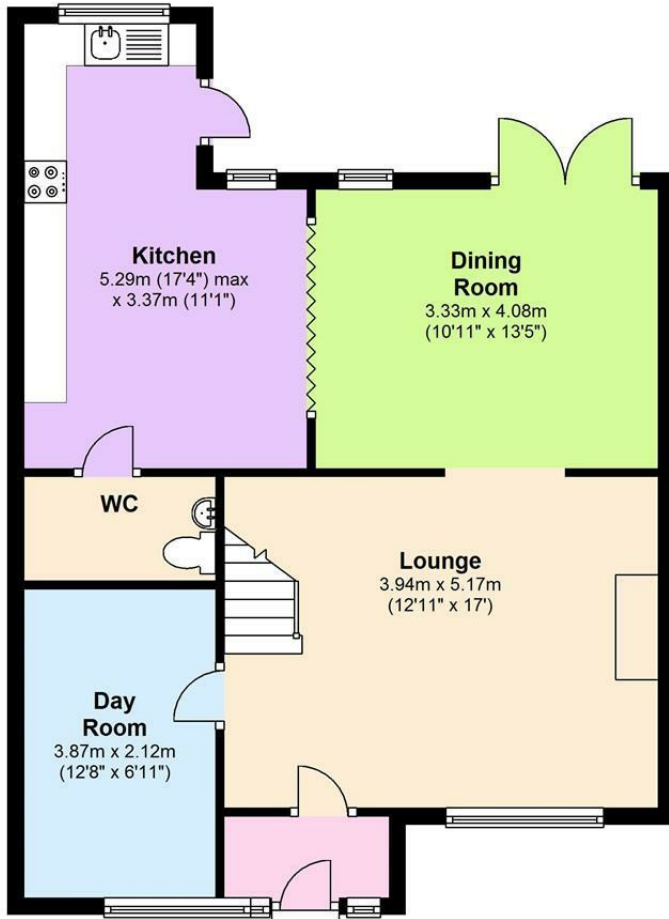
Patio area, steps to decked area, lawn area to the rear, timber built shed, plants, shrubbery and borders.

Front Garden

Driveway giving parking for several vehicles.

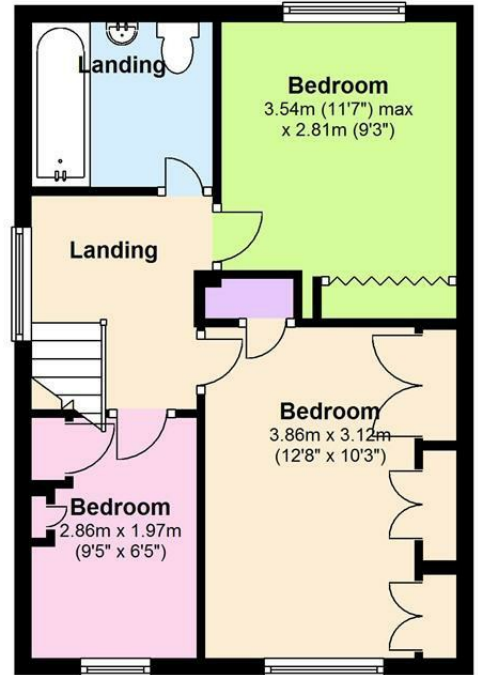
Ground Floor

Approx. 64.1 sq. metres (689.8 sq. feet)



First Floor

Approx. 37.9 sq. metres (408.1 sq. feet)



Total area: approx. 102.0 sq. metres (1097.9 sq. feet)

This floorplan should be used as a general outline for guidance only and does not constitute an offer or contract. Measurements are approximate only. No responsibility can be taken for any errors.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		61	81
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		55	77
England & Wales		EU Directive 2002/91/EC	