



## Auden Drive

Borehamwood, WD6 2AL

Nestled in the charming area of Borehamwood, this delightful chain free three bedroom end of terrace house on Auden Drive offers a perfect blend of comfort and modern living. With spacious bedrooms, this property is ideal for families seeking ample space to grow and thrive. The well-designed layout includes a welcoming reception room, perfect for entertaining guests. The recently fitted kitchen offers a contemporary and practical design.

The house boasts two elegant bathrooms and a guest cloakroom ensuring convenience for all residents and visitors alike. The thoughtful design and practical features make this home not only functional but also a lovely place to create lasting memories.

There are well maintained gardens to both front and rear and off street parking.

Situated in a friendly neighbourhood, this property benefits from local amenities, schools, and parks, making it an excellent choice for families and professionals alike. The surrounding area offers a vibrant community atmosphere, with easy access to transport links for those commuting to London or other nearby locations. A wonderful example of these fabulous homes ideal for a family or buy to let investment.

**£639,995 Freehold**

# Auden Drive

, Borehamwood, WD6 2AL



- Three Bedroom Semi Detached (Potential to Covert To Four)
- Elegant Appointed Kitchen
- Off Street Parking
- Vacant Possession
- Two Reception Rooms
- Guest WC
- Stunning Contemporary Living
- Two Bathrooms
- Pleasant Rear Garden
- Moments From Town

## Entrance Hallway

## Kitchen Diner

15' x 10' (4.57m x 3.05m)

## Open Plan Living Dining

16' x 18' (4.88m x 5.49m)

## Downstairs W/C

## Stairs & Landing

## Living Room

15' x 16' (4.57m x 4.88m)

## Bedroom Two

9' x 10' (2.74m x 3.05m)

## Stairs & Landing

## Bedroom One

12' x 14' (3.66m x 4.27m)

## En-Suite

## Bedroom Three

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

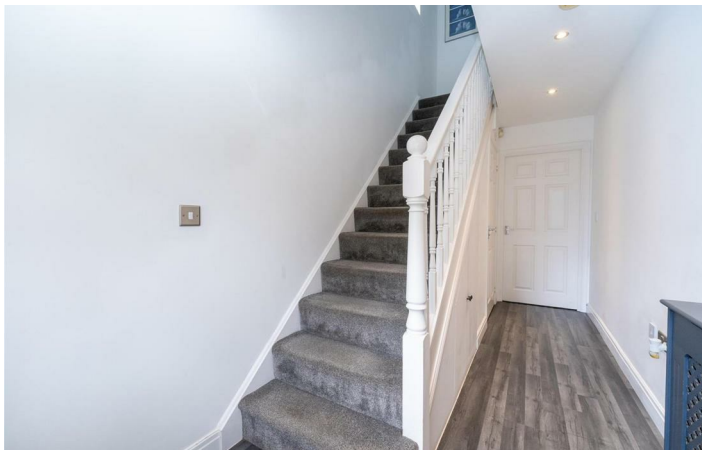
## Bathroom

## Rear Garden

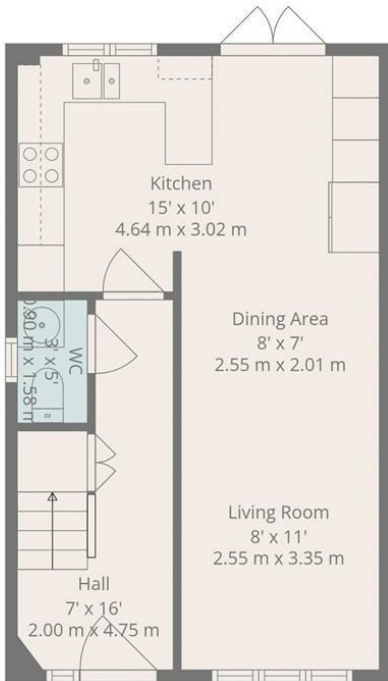


## Directions

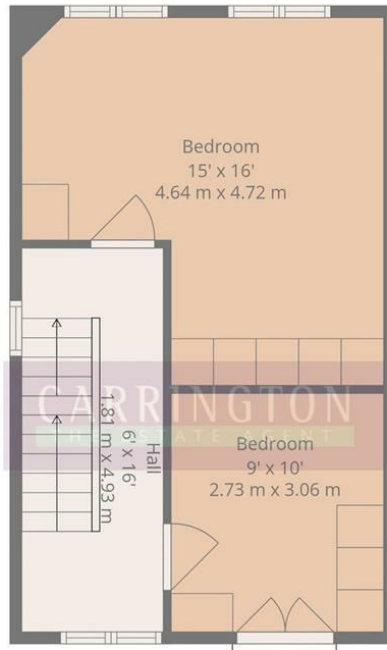




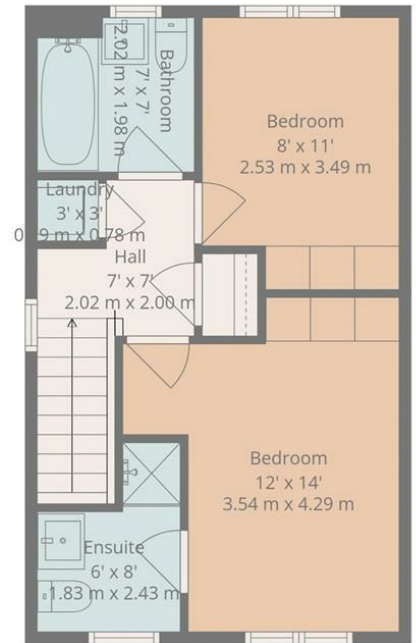
# Floor Plan



Ground Floor



1st Floor



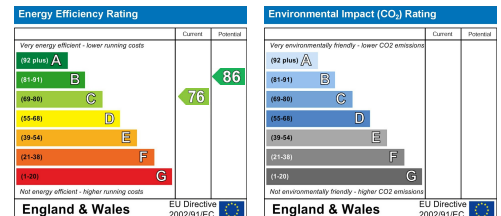
2nd Floor

**TOTAL: 1185 sq. ft, 111 m2**  
 Ground floor: 395 sq. ft, 37 m2, 1st floor: 395 sq. ft, 37 m2, 2nd floor: 395 sq. ft, 37 m2  
 EXCLUDED AREAS: WALLS: 105 sq. ft, 9 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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