



## Furzehill Road

Borehamwood, WD6 2DN

Carrington are pleased to offer to the market this wonderful, extended, 1930's three bedroom semi detached home situated along one of Borehamwood's most sought after roads, within a short walk to the high street and mainline train station in addition to being in the catchment for some of the best schools the town has to offer. The property comprises of three large reception rooms with all the charm and features you would expect from a property of it's age, a kitchen breakfast room, utility room, guest cloak room and integral garage. To the first floor are three ample bedrooms and a bathroom with a separate w/c. The rear garden extends to around 80ft and is mainly laid to lawn with fence and hedge surround offering great privacy. The pretty front garden is well tended and offers off street parking for two cars. The home offers fantastic potential for extensions like many of the neighboring houses (STRC) and is offered to the market with no upper chain.

**£799,995 Freehold**

# Furzehill Road

, Borehamwood, WD6 2DN



- Three Bedroom Extended Semi Detached
- Premier Location
- Extension Potential (STRC)
- Three Reception Rooms
- Huge Rear Garden
- No Onward Chain

## Entrance Porch

## Hallway

## Living Room

14'1 x 13'6 (4.29m x 4.11m)

## Dining Room

11'1 x 14'2 (3.38m x 4.32m)

## Third Reception Room

9'3 x 10'4 (2.82m x 3.15m)

## Kitchen Breakfast Room

17'9 x 9' (5.41m x 2.74m)

## Utility Room

## Downstairs W/C

## Integral Garage

16'1 x 9' (4.90m x 2.74m)

## Stairs & Landing

## Bedroom One

12'3 x 14'4 (3.73m x 4.37m)

## Bedroom Two

12'3 x 14'1 (3.73m x 4.29m)

## Bedroom Three

8'3 x 8'3 (2.51m x 2.51m)

## Bathroom

## Seperate W/C

## Rear Garden





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Ground Floor

Approximate Gross Internal Area = 154.8 m<sup>2</sup> ... 1667 ft<sup>2</sup>

Illustration for identification and guidance purposes only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan please check all dimensions. [Assessmenthive.co.uk](http://Assessmenthive.co.uk)

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	86		
	41		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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