



## Cowley Hill

Borehamwood, WD6 5ND

Nestled in the charming area of Cowley Hill, Borehamwood, this delightful semi-detached house offers a perfect blend of space and comfort for family living. With four generously sized reception rooms, there is ample room for relaxation, entertaining guests, or creating a home office. The layout is thoughtfully designed to cater to modern lifestyles, ensuring that every member of the family can find their own space.

The property boasts four well-proportioned bedrooms, providing a peaceful retreat for rest and rejuvenation. Each room is filled with natural light, creating a warm and inviting atmosphere. The two bathrooms are conveniently located, making morning routines and family life more manageable.

The surrounding area of Borehamwood is known for its vibrant community and excellent amenities, including shops, schools, and parks, all within easy reach. This location is ideal for families seeking a friendly neighbourhood with a strong sense of community.

In summary, this semi-detached house in Cowley Hill is a wonderful opportunity for those looking for a spacious family home in a desirable location. With its ample reception space, comfortable bedrooms, and convenient bathrooms, it is sure to meet the needs of modern living. Do not miss the chance to make this lovely property your new home.

**£1,100,000 Freehold**

# Cowley Hill

, Borehamwood, WD6 5ND



- Four Bedroom Semi Detached
- Stunning Kitchen Diner
- Two Bathrooms
- Greatly Extended
- Impressive 100ft+ Rear Garden
- Utility Room
- Beautiful Condition
- Off Street Parking for Several Vehicles
- Garden Office/ Bar

## Entrance Hall

## Guest w/c

## Reception One/Lounge

14'10 x 12'4 (4.52m x 3.76m)

## Kitchen Diner

19'7 x 15'5 (5.97m x 4.70m)

## Utility Room

7'4 x 4'4 (2.24m x 1.32m)

## Reception Two/Dining Room

22'1 x 12'1 (6.73m x 3.68m)

## Reception Three/Snug

10'8 x 10'3 (3.25m x 3.12m)

## Conservatory

22'3 x 12' (6.78m x 3.66m)

## Stairs to Firs Floor Landing

## Master Bedroom

16'7 x 10'11 (5.05m x 3.33m)

## Walk in Wardrobe

## En-Suite

## Bedroom Two

14'11 x 12'11 (4.55m x 3.94m)

## Bedroom Three

10'1 x 10'1 (3.07m x 3.07m)

## Bedroom Four

11'3 x 11' (3.43m x 3.35m)

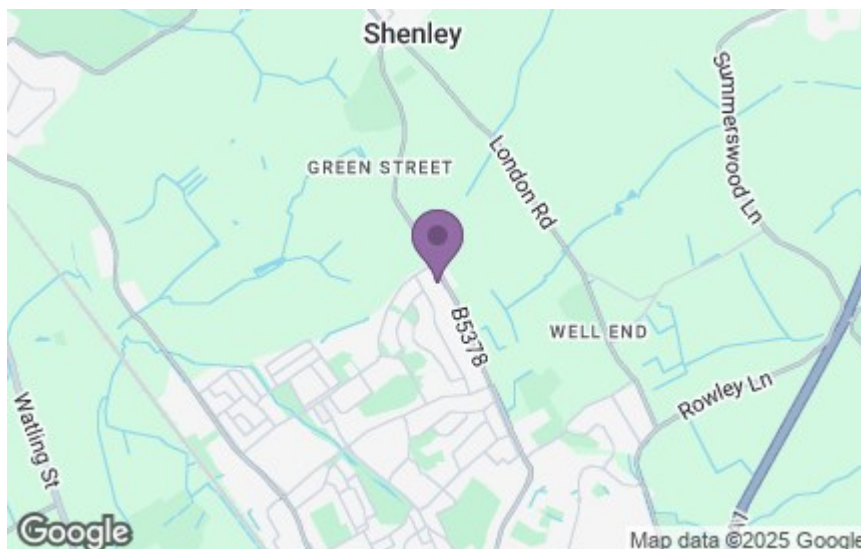
## Bathroom

## Rear Garden

100'+ (30.48m+)

## BBQ

## Garden Room





Cowley Hill WD6



Approx. Gross Internal Area: 195.3 m<sup>2</sup> ... 2102 ft<sup>2</sup> (excluding shed, garden office, bbq)

All measurements and areas are approximate only. Dimensions are not to scale. This plan is for guidance only and must not be relied upon as a statement of fact.

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.

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

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

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