



Stanborough Avenue Borehamwood, WD6 5LS

Nestled on the charming Stanborough Avenue in Borehamwood, this delightful extended semi-detached house presents an excellent opportunity for families and individuals alike. With three spacious reception rooms, this property offers ample space for relaxation, entertaining, or even a home office. The well-proportioned layout ensures that each room flows seamlessly into the next, creating a warm and inviting atmosphere.

The house features three comfortable bedrooms, providing a perfect sanctuary for rest and rejuvenation. Each bedroom is designed to maximise natural light, creating a bright and airy environment. The single bathroom is conveniently located, catering to the needs of the household with ease.

Situated in a desirable area, this property benefits from its proximity to local amenities, schools, and parks, making it an ideal choice for families. Borehamwood itself is known for its vibrant community and excellent transport links, ensuring that you are well-connected to London and beyond.

£609,950 Freehold

Stanborough Avenue

, Borehamwood, WD6 5LS



- Three Bedrooms
- Guest WC
- Modern Kitchen
- Three Reception Rooms
- Off Street parking
- Extension Potential
- Corner Plot
- Elegant Decor

Porch

Hallway

Reception Room

25' x 15' (7.62m x 4.57m)

Kitchen

13'5 x 9'5 (4.09m x 2.87m)

Reception Room Two

20'5 x 8'10 (6.22m x 2.69m)

Downstairs W/C

Stairs to First Floor

Bedroom One

11'10 x 11'2 (3.61m x 3.40m)

Bedroom Two

13'x 10'6 (3.96mx 3.20m)

Bedroom Three

13'7 x 7'9 (4.14m x 2.36m)

Bathroom

9'1 x 5'6 (2.77m x 1.68m)

Garden

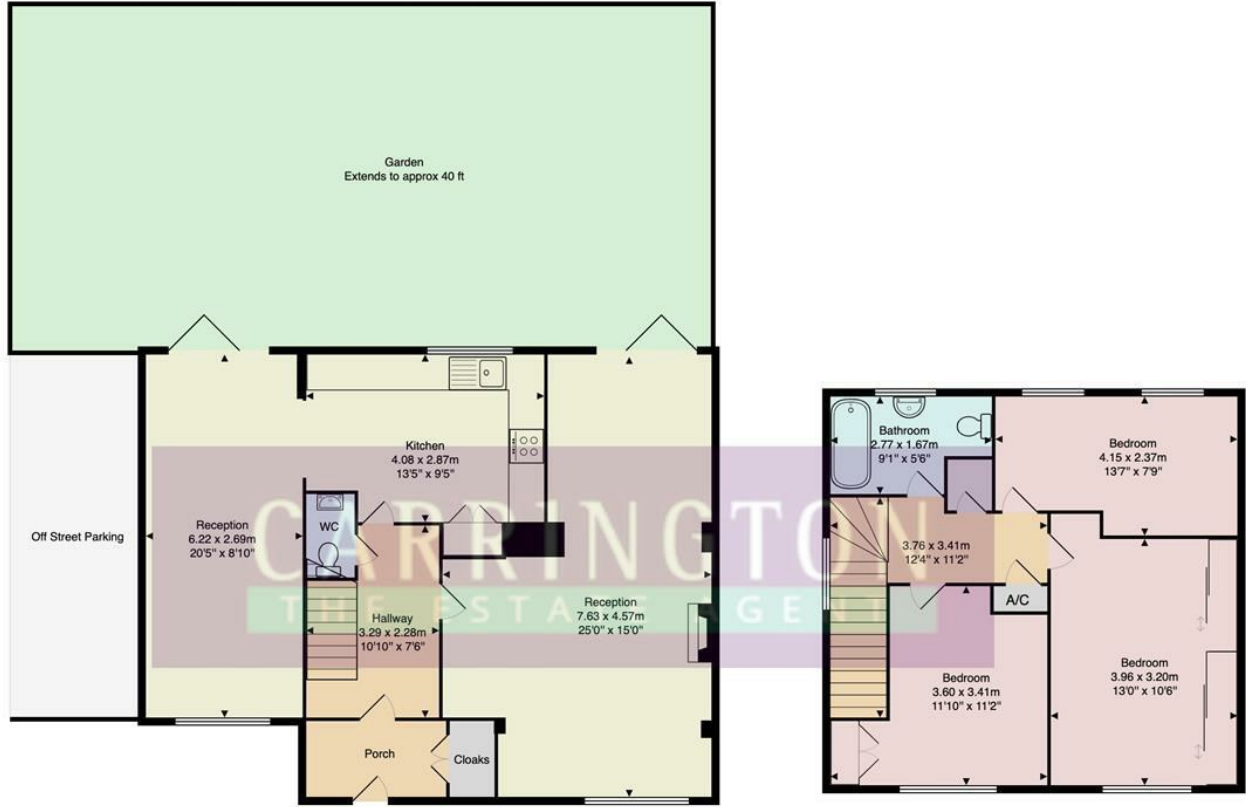


Directions





Stanborough Avenue, WD6



Approx. Gross Internal Area: 116.3 m² ... 1252 ft²

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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(81-91) A</p> <p>(69-80) B</p> <p>(55-68) C</p> <p>(39-54) D</p> <p>(21-38) E</p> <p>(1-20) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

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