



## Whitehouse Avenue

Borehamwood, WD6 1HB

Located along one of Borehamwood's prime residential avenue's within a short stroll of the colourful array of shops and restaurants at the town centre. This sought after semi detached bungalow has been extended to the ground floor to provide wonderful bright and spacious interior accommodation. Internal highlights include a spacious double reception room, a smart and tidy fitted kitchen, a modern family bathroom and two double bedrooms with fitted wardrobes. The extension further enhances the rear of the property with views directly onto the small but neat rear garden. There is also an deep own drive and a private and neat front garden.

**£439,950 Freehold**

# Whitehouse Avenue

, Borehamwood, WD6 1HB



- Two Bedrooms
- Moments from Town
- Southside Location
- Extended
- Huge Bedrooms
- Vacant Possession
- Prime Location
- Own Drive

## Entrance Hall

## Reception Room

16'11 x 10'5 (5.16m x 3.18m)

## Dining Room

17'11 x 9' (5.46m x 2.74m)

## Kitchen

9' x 8'5 (2.74m x 2.57m)

## Bathroom

## Bedroom One

14'3 x 10'5 (4.34m x 3.18m)

## Bedroom Two

11'11 x 8'4 (3.63m x 2.54m)

## Rear Garden





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Approx. Gross Internal Area: 744 ft<sup>2</sup> ... 69.1 m<sup>2</sup>

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 <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	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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