



## Oakwood Avenue

Borehamwood, WD6 1SP

Welcome to Oakwood Avenue, Borehamwood - a charming location that could be the setting for your new home! This delightful and hugely extended four bedroom semi-detached house boasts the equivalent of three reception rooms, a wonderful open plan stylish fitted kitchen with views onto a delightful rear garden, a guest WC and utility room, four bedrooms, two luxurious bathrooms and ample off street parking. Quite simply a perfect home for entertaining guests or simply relaxing with your loved ones.

Located in a sought-after area, moments from 'Yavneh' college and the thriving, colourful High Street. This property provides a wonderful opportunity to become part of a thriving community. Whether you're looking for a place to call home or an investment opportunity, this house on Oakwood Avenue has the potential to fulfill your dreams. Don't miss out on the chance to make this house your own and create lasting memories in this beautiful setting.

**£989,950 Freehold**

# Oakwood Avenue

, Borehamwood, WD6 1SP



- Four Bedrooms
- Two Luxurious Bathrooms
- Guest WC and Utility Room
- Hugely Extended Including Loft Conversion
- 'Yavneh' Catchment Location
- Ample Off Street Parking
- Stylish Kitchen
- Delightful Garden

## Entrance Hall

## Reception Room

16'1 x 12'10 (4.90m x 3.91m)

## Kitchen

25'4 x 23' (7.72m x 7.01m)

## Utility Room

## Laundry Room

## Downstairs W/C

## Stairs & First Floor Landing

## Bedroom Two

16'5 x 11'11 (5.00m x 3.63m)

## Bedroom Three

12' x 10'6 (3.66m x 3.20m)

## Bedroom Four

9'2 x 7'2 (2.79m x 2.18m)

## Bathroom

## Stairs to Second Floor

## Bedroom One

18'5 x 18' (5.61m x 5.49m)

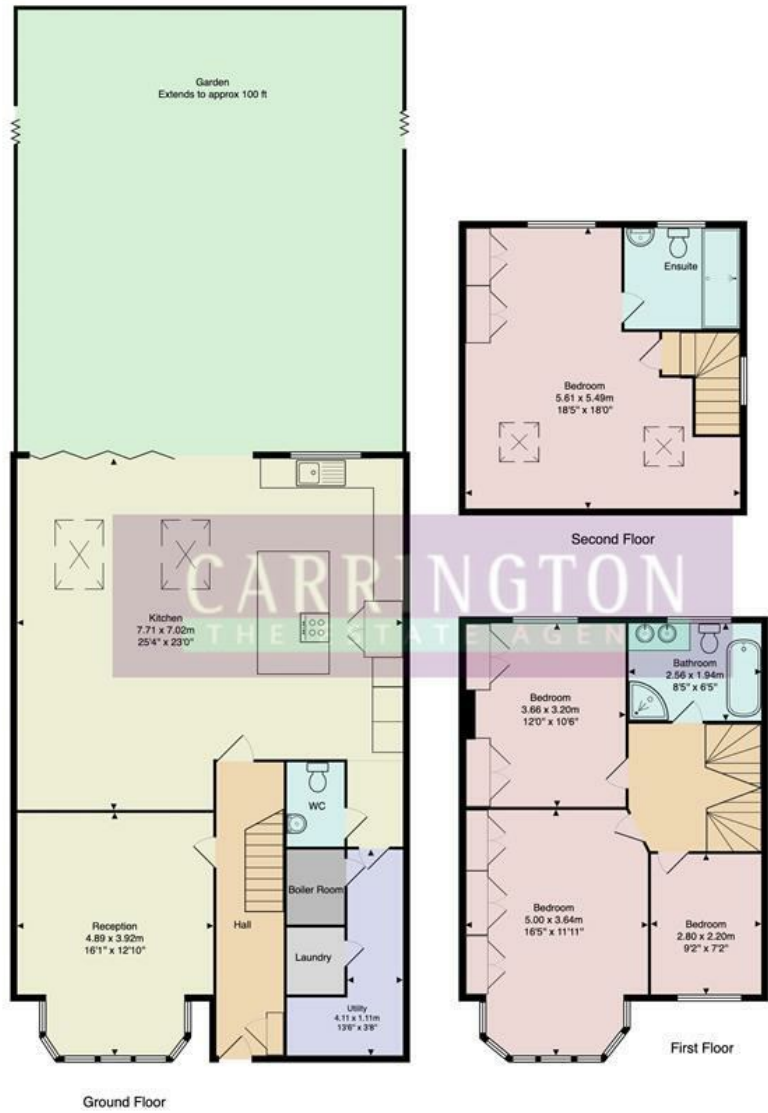
## En-Suite

## Rear Garden





Oakwood Avenue, WD6



Approx. Gross Internal Area: 168.1 m<sup>2</sup> ... 1809 ft<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 92 plus) <b>A</b> (81-91)		Very environmentally friendly - lower CO <sub>2</sub> emissions 92 plus) <b>A</b> (81-91)	
<b>B</b> (69-80)		<b>B</b> (69-80)	
<b>C</b> (55-68)		<b>C</b> (55-68)	
<b>D</b> (39-54)		<b>D</b> (39-54)	
<b>E</b> (21-38)		<b>E</b> (21-38)	
<b>F</b> (1-20)		<b>F</b> (1-20)	
Not energy efficient - higher running costs <b>G</b> (1-20)		Not environmentally friendly - higher CO <sub>2</sub> emissions <b>G</b> (1-20)	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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