



Grantham Green

Borehamwood, WD6 2JQ

Located along a peaceful cul-de-sac within the sought after Southside, this three bedroom extended family home comprises a spacious lounge, contemporary kitchen, large conservatory, three double bedrooms, a modern shower room and beautiful garden housing a wonderfully equipped garden office. The home is offered in excellent condition throughout and is part of a completed chain.

£500,000 Freehold

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, Borehamwood, WD6 2JQ



- Three Bedroom House
- Garden Office
- Two Reception Rooms
- Landscaped Garden
- Contemporary Kitchen
- Southside Location

Entrance Lobby

Lounge

19'10 x 12'6 (6.05m x 3.81m)

Kitchen Diner

19'9 x 10'11 (6.02m x 3.33m)

Conservatory

17'9 x 9'2 (5.41m x 2.79m)

Stairs & Landing

Bedroom One

13'8 x 11'10 (4.17m x 3.61m)

Bedroom Two

13'9 x 9'11 (4.19m x 3.02m)

Bedroom Three

8'10 x 8'8 (2.69m x 2.64m)

Shower Room

Rear Garden

Garden Office

16'7 x 10' (5.05m x 3.05m)

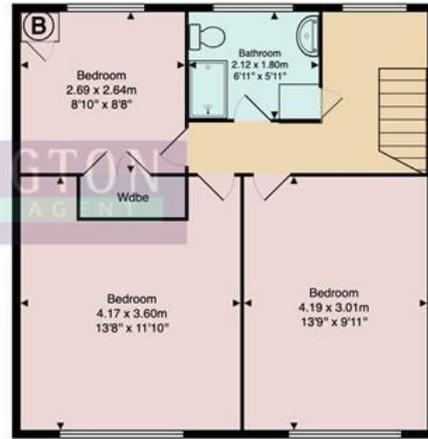


Directions





Grantham Green, WD6



Approx. Gross Internal Area: 105.6 m² ... 1136 ft² (excluding garden office (165 sqft))

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	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	EU Directive 2002/91/EC		EU Directive 2002/91/EC

Energy Efficiency Rating: **87** (Current), **72** (Potential)

Environmental Impact (CO₂) Rating: **B** (Current), **C** (Potential)

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