



## Hartforde Road

Borehamwood, WD6 5HY

Located along one of Borehamwood's most sought after residential avenue's within a short stroll of the colourful array of shops and restaurants at the town centre. This attractive and spacious semi detached residence is offered in super condition throughout. Notable highlights include two separate reception rooms, a smart fitted kitchen, a luxurious family bathroom and three generous sized bedrooms. There is a pleasant well kept neat garden with additional office/work from home space and off street parking.

**£549,950 Freehold**

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, Borehamwood, WD6 5HY



- Three Bedrooms
- Double Glazing
- Elegant Decor
- Two Reception Rooms
- Exterior Office Room
- Smart Fitted Kitchen
- Off Street Parking

## Porch

## Entrance Hall

## Lounge

13'9 x 12'6 (4.19m x 3.81m)

## Kitchen

10'2 x 9'8 (3.10m x 2.95m)

## Dining Room

10'2 x 9'9 (3.10m x 2.97m)

## Stairs & Landing

## Bedroom Two

11'4 x 9'11 (3.45m x 3.02m)

## Bedroom One

11'10 x 10'3 (3.61m x 3.12m)

## Bedroom Three

9'9 x 8'7 (2.97m x 2.62m)

## Shower Room

## Rear Garden

## Garden Office

12'6 x 7'3 (3.81m x 2.21m)



## Directions





Hartforde Road, WD6



Approx. Gross Internal Area: 83.6 m<sup>2</sup> ... 899 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	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A		85	(92 plus) A
(81-91) B			(81-91) B
(69-80) C	72		(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 <sub>2</sub> emissions
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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