



## Novello Way

Borehamwood, WD6 5RT

Located within a quiet cul-de-sac on the fashionable 'Studio way' development. This expertly extended four bedroom three storey house overflows with stunning attention to detail features. The owners have created a home of distinguished specification with the emphasis on elegance and style. The ground floor comprises of spacious and bright open plan living accommodation with the addition of a fully enclosed glazed conservatory and separate dining area. There is also a contemporary fitted kitchen and guest Cloakroom. The first floor comprises of three bedrooms, one with en-suite and a family bathroom, the second floor offers a generously sized fourth bedroom. The rear garden is wider than most and has been meticulously maintained. There is also off street parking at the front. Quite simply one of the finest four bedroom homes currently available in Borehamwood.

**£575,000 Freehold**

# Novello Way

, Borehamwood, WD6 5RT



- Four Bedrooms
- En-suite Bathroom
- Conservatory
- Two Spacious Reception Rooms
- Stunning Condition
- Off Street Parking
- Guest Cloakroom
- Wide Landscaped Garden

## Entrance Porch

## Hallway

## Kitchen/Breakfast Room

13'11 x 8'1 (4.24m x 2.46m)

## Reception Room

15'3 x 14'8 (4.65m x 4.47m)

## Guest Cloakroom

## Dining Area

17'2 x 8'11 (5.23m x 2.72m)

## Conservatory

## Stairs & First Floor Landing

## Bedroom One

11' x 10'10 (3.35m x 3.30m)

## En-Suite

## Bedroom Two

10'7 x 8'9 (3.23m x 2.67m)

## Bedroom Three

7'9 x 6'7 (2.36m x 2.01m)

## Bathroom

## Stairs & Second Floor Landing

## Bedroom Four

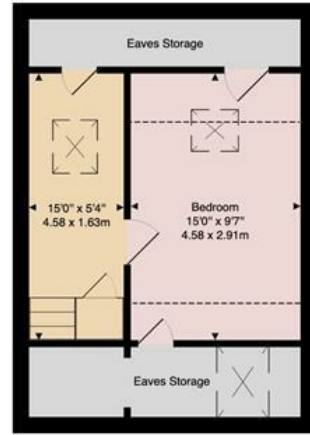
15'x 9'7 (4.57mx 2.92m)

## Rear Garden

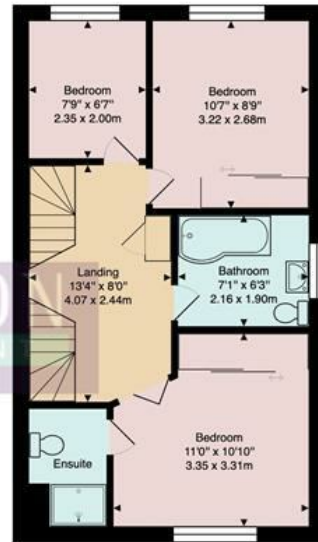




Novello Way, WD6



Second Floor



First Floor

Approx. Gross Internal Area: 1400 ft<sup>2</sup> ... 130.1 m<sup>2</sup> (excluding eaves storage)

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
68	79		
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p>			
<p>Not energy efficient - higher running costs</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
<p>England &amp; Wales EU Directive 2002/91/EC</p>		<p>England &amp; Wales EU Directive 2002/91/EC</p>	

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