



## Chaucer Grove

Borehamwood, WD6 2FF

A beautifully presented three bedroom family home situated within a quiet cul-de-sac, on a popular, modern development, just moments from Borehamwood's high street and mainline train station. The property comprises a large lounge, stylish kitchen diner and guest cloakroom to the ground floor and the first offers three good sized bedrooms, with a stunning en-suite to the master and a lovely family bathroom. Furthermore, there is a private and pretty rear garden and two allocated parking spaces to the front.

**£499,995 Freehold**

# Chaucer Grove

, Borehamwood, WD6 2FF



- Three Bedroom House
- Guest Cloakroom
- Stunning Condition
- Pretty Garden
- En-Suite
- Moments from High Street & Station

## Entrance Hall

## Lounge

16' x 12'9 (4.88m x 3.89m)

## Kitchen Diner

16'1 x 10'2 (4.90m x 3.10m)

## Guest Cloakroom

## Stairs and Landing

## Bedroom One

10'6 x 9'10 (3.20m x 3.00m)

## En-Suite

## Bedroom Two

9'8 x 9'6 (2.95m x 2.90m)

## Bedroom Three

8'3 x 6'6 (2.51m x 1.98m)

## Bathroom

## Rear Garden

approx 35' (approx 10.67m)





Chaucer Grove WD6



Ground floor

First Floor

Approx. Gross Internal Area: 855 ft<sup>2</sup> ... 79.4 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. (c) Peninsula Surveys Ltd

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	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92 plus) A	80	(92 plus) A	82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs	EU Directive 2002/91/EC	Not environmentally friendly - higher CO <sub>2</sub> emissions	EU Directive 2002/91/EC
England & Wales		England & Wales	

138 Shenley Road, Borehamwood, Hertfordshire WD6 1EF  
 Tel: 020 8953 1818 Fax: 020 8953 0808

Email: [info@carrington-borehamwood.co.uk](mailto:info@carrington-borehamwood.co.uk) Website: [www.carrington-borehamwood.co.uk](http://www.carrington-borehamwood.co.uk)



COMPANY DIRECTOR: E. A. HUSSAIN  
 REGISTERED ADDRESS: 1 WARNER HOUSE, HARROVIAN BUSINESS VILLAGE,  
 BESSBOROUGH ROAD, HARROW, MIDD., HA1 3EX.  
 COMPANY REGISTRATION No: 09830132