



Masefield Avenue

Borehamwood, WD6 2HH

OPEN WEEKEND - Saturday 12th July 10-00am - 1200pm. Sunday 13th July TBA. Please call for an appointment.

This spacious three bedroom semi detached house is located along one of Borehamwood's most prestigious residential avenues.

The property requires complete modernisation and offers the scope at the side and rear for future extensions (subject to relevant consents).

There is a double reception room, a spacious kitchen and direct access to a sprawling rear garden.

The first floor provides three bedrooms and a partially modernised bathroom.

Kindly be advised we are of the opinion the property will not be able to be mortgaged without a substantial deposit and therefore persons with substantial deposits or indeed cash buyers would be preferred.

£525,000 Freehold

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, Borehamwood, WD6 2HH



- Three Bedrooms
- Huge Garden
- In Need Of Complete Modernisation
- Prestigious Location
- Side Garage and Plot
- Call for Appointments

Entrance Hall

Seperate W/C

Reception One

11'11 x 11'2 (3.63m x 3.40m)

Reception Two

11' x 8'11 (3.35m x 2.72m)

Kitchen

11' x 10'3 (3.35m x 3.12m)

Stairs and Landing

Bedroom One

13'11 x 10'7 (4.24m x 3.23m)

Bedroom Two

11' x 10'7 (3.35m x 3.23m)

Bedroom Three

9'6 x 8'6

Shower Room



Directions





Masefield Avenue, WD6



Approx. Gross Internal Area: 83.0 m² ... 894 ft²

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			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) 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		
England & Wales		England & Wales			
EU Directive 2002/91/EC		EU Directive 2002/91/EC			

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