



## Bullhead Road

Borehamwood, WD6 1HW

Located along one of Borehamwood's prime residential avenues, within moments of Yavneh College and Primary School. This sensational four bedroom two bathroom semi detached residence has been extensively extended to the ground floor to provide wonderfully spacious and modern living accommodation. The ground floor provides an elegantly decorated double length lounge, a huge full width living/dining room encompassing a stylish fitted kitchen, a modern ground floor shower room and the fourth bedroom/study. The first floor provides three spacious bedrooms and a stylish family bathroom. A particular highlight is a beautifully maintained 100ft rear garden with a stunning new decked patio area. There is also ample off street parking. Quite simply one of the finest semi detached houses currently available for sale in Borehamwood.

**£689,950 Freehold**

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, Borehamwood, WD6 1HW



- Four Bedrooms
- Southside Location
- Moments From Yavneh
- Two Bathrooms
- Immaculate Condition
- Elegant Decor
- Hugely Extended
- 100ft Garden

## Entrance Hall

## Double Reception Room

24'7 x 12 (7.49m x 3.66m)

## Kitchen/Diner

## Study/ Bedroom Four

11'11 x 5'7 (3.63m x 1.70m)

## Shower Room

## Stairs & Landing

## Bedroom One

13'11 x 10'11 (4.24m x 3.33m)

## Bedroom Two

10'11 x 10'10 (3.33m x 3.30m)

## Bedroom Three

8'3 x 6'11 (2.51m x 2.11m)

## Bathroom

## Rear Garden

approx 120' (approx 36.58m)

## Summerhouse

11'7" x 7'8" (3.55 x 2.35)





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Approx. Gross Internal Area: 1285 ft<sup>2</sup> ... 119.4 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.

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	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A		82	(92 plus) A		79
(81-91) B			(81-91) B		
(69-80) C	69		(69-80) C	63	
(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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