



## Cardinal Avenue

Borehamwood, WD6 1EN

Nestled in the charming Southside area of Borehamwood, this delightful three bedroom semi-detached house on Cardinal Avenue offers a perfect blend of comfort and style. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample opportunity for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home. There is also a pleasant rear garden that includes a modern outhouse perfect for working at home.

The house features two bathrooms, ensuring convenience for all residents and guests. The layout is thoughtfully designed to maximise both space and functionality, catering to modern living needs.

Borehamwood is known for its vibrant community and excellent amenities, including shops, schools, and parks, all within easy reach. This location not only offers a peaceful residential environment but also provides quick access to transport links, making commuting a breeze.

This property is a wonderful opportunity for anyone looking to settle in a welcoming neighbourhood while enjoying the comforts of a spacious home. Don't miss the chance to make this lovely house your new home.

**£649,950 Freehold**

# Cardinal Avenue

, Borehamwood, WD6 1EN



- Three Bedrooms
- Two Kitchen Areas
- Hugely Extended
- Guest WC
- Two Reception Rooms
- Southside Location

## Entrance Hall

## Guest WC

## Reception Room

12'11 x 11' (3.94m x 3.35m)

## Dining Room

10'11 x 10'6 (3.33m x 3.20m)

## Kitchen

12'3 x 8'11 (3.73m x 2.72m)

## Kitchen

10'7 x 5'7 (3.23m x 1.70m)

## Stairs & Landing

## Bedroom One

16'3 x 11'2 (4.95m x 3.40m)

## En-Suite

## Bedroom Two

11'1 x 10'7 (3.38m x 3.23m)

## Bedroom Three

11'1 x 10'1 (3.38m x 3.07m)

## Bathroom

## Rear Garden

approx 80' (approx 24.38m)

## Garden Office



## Directions



Cardinal Avenue WD6



Area: 49.0 m<sup>2</sup> ... 527 ft<sup>2</sup>  
Heat-Loss Perimeter: 14.9m ... 49ft

Approx. Gross Internal Area: 104.3 m<sup>2</sup> ... 1123 ft<sup>2</sup> (excluding garden extends to approx 80ft, garden office 4.00m x 2.3m, storage 4.04 x 2.3m, c

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
(92 plus) A		86	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	66		(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	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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