



## Whitehouse Avenue Borehamwood, WD6 1HQ

Nestled on the charming Whitehouse Avenue in Borehamwood, this delightful and extended three bedroom, two bathroom property offers a perfect blend of comfort and convenience. With two spacious reception rooms, there is ample space for both relaxation and entertaining guests. The well-appointed layout includes three inviting bedrooms, an extended fitted kitchen/diner that leads to an additional conservatory providing a peaceful retreat for family members or guests alike.

Borehamwood is known for its vibrant community and excellent amenities, making this location particularly desirable. Residents can enjoy easy access to local shops, schools, and parks, as well as convenient transport links to central London. This property presents an excellent opportunity for those seeking a comfortable home in a thriving area.

**£569,950 Freehold**

# Whitehouse Avenue

, Borehamwood, WD6 1HQ



- Three Bedrooms
- Southside Location Moments From Town
- Off Street Parking
- Extended
- Two family Bathrooms
- Two/Three Reception Rooms
- Delightful Gardens

## Porch

## Hallway

## Reception One

13' x 11'6" (3.96m x 3.51m)

## Reception Two

11'7" x 11' (3.53m x 3.35m)

## Kitchen

11'6" x 9'6" (3.51m x 2.90m)

## Downstairs Shower Room

## Conservatory

9'1" x 8'9" (2.77m x 2.67m)

## Stairs to Landing

## Bedroom One

11'10" x 10'11" (3.61m x 3.33m)

## Bedroom Two

10'11" x 10'2" (3.33m x 3.10m)

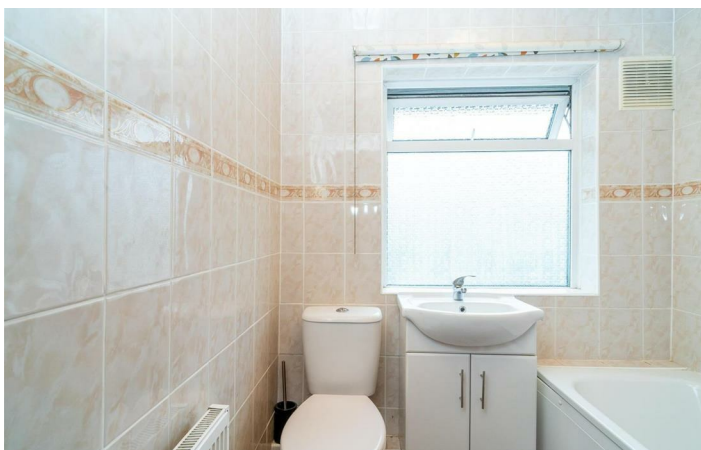
## Bedroom Three

8'1" x 6'3" (2.46m x 1.91m)

## Bathroom

## Rear Garden





Whitehouse Avenue, WD6



Approx. Gross Internal Area: 1071 ft<sup>2</sup> ... 99.5 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	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(81-91) <b>A</b>	
(81-91) <b>B</b>		(61-80) <b>B</b>	
(69-80) <b>C</b>		(51-60) <b>C</b>	
(55-68) <b>D</b>		(35-50) <b>D</b>	
(39-54) <b>E</b>		(21-34) <b>E</b>	
(21-38) <b>F</b>		(11-20) <b>F</b>	
(1-20) <b>G</b>		(1-10) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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