



## Oakwood Avenue

Borehamwood, WD6 1SR

Welcome to Oakwood Avenue, Borehamwood - a charming four bedroom three reception room semi detached home that has been the subject of multiple extensions whilst still retaining a huge rear garden. this enviable location could be the perfect setting for your new home! This delightful semi-detached house boasts 3 reception rooms, offering ample space for entertaining guests or simply relaxing with your loved ones. With 4 bedrooms and 2 bathrooms, there is plenty of room for the whole family to enjoy. Situated in a peaceful neighbourhood, this property provides a tranquil retreat from the hustle and bustle of everyday life. Although in need of a degree of internal modernisation this wonderful home would cater for larger families and can be tailored to suit your family's needs.

Don't miss out on the opportunity to make Oakwood Avenue your new address - schedule a viewing today and discover the endless possibilities that this lovely home has to offer!

**£799,950 Freehold**

# Oakwood Avenue

, Borehamwood, WD6 1SR



- Four Bedrooms
- Guest Cloakroom
- Huge Garden
- Three Reception Rooms
- In need of a Degree of Modernisation
- Vacant Possession
- Two Bathrooms
- Superb Location

## Entrance Porch

## Hallway

## Front Reception

15'5 x 14'1 (4.70m x 4.29m)

## Reception

14'2 x 11'5 (4.32m x 3.48m)

## Morning Room

10'4 x 9'5 (3.15m x 2.87m)

## Kitchen

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

## Utility Room

12' x 7'11 (3.66m x 2.41m)

## Internal Lobby

## Shower Room

## Conservatory

11'2 x 10'1 (3.40m x 3.07m)

## Garage

20'3 x 8'1 (6.17m x 2.46m)

## Stairs to Landing

## Bedroom One

14'1 x 12'6 (4.29m x 3.81m)

## Bedroom Two

13' x 12'6 (3.96m x 3.81m)

## Bedroom Three

18'3 x 7'9 (5.56m x 2.36m)

## W/C

## Bedroom Four

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

## Bathroom

## Rear Garden



## Directions



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Approx. Gross Internal Area: 176.1 m<sup>2</sup> ... 1895 ft<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>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
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

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