



## Pinewood Close

Borehamwood, WD6 5NU

Located within one of 'Studio Way's' most favoured residential avenues. This truly outstanding two bedroom semi detached house is positioned on a larger corner plot providing a larger than average well kept rear garden. Internally this delightful home includes a stylish and contemporary fitted kitchen and a luxurious modern bathroom suite. In addition to a beautiful interior, the garage has also been converted to offer flexible outside accommodation. Quite simply one of the finest houses currently available on Studio Way.

**£440,000 Freehold**

# Pinewood Close

, Borehamwood, WD6 5NU



- Two Bedroom Semi Detached
- Detached Garage/Garden Studio
- Beautiful Conditon
- Contemporary Kitchen & Bathroom
- Off Street Parking
- Large Rear Garden

## Entrance Porch

## Living Kitchen

25'11 x 12'6 (7.90m x 3.81m)

## Stairs to First Floor

## Bedroom One

10'9 x 10'7 (3.28m x 3.23m)

## Bedroom Two

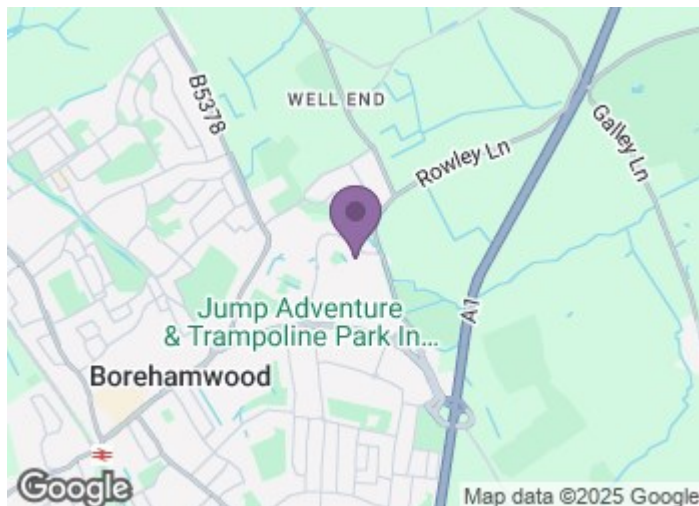
10'1 x 6'11 (3.07m x 2.11m)

## Bathroom

## Rear Garden

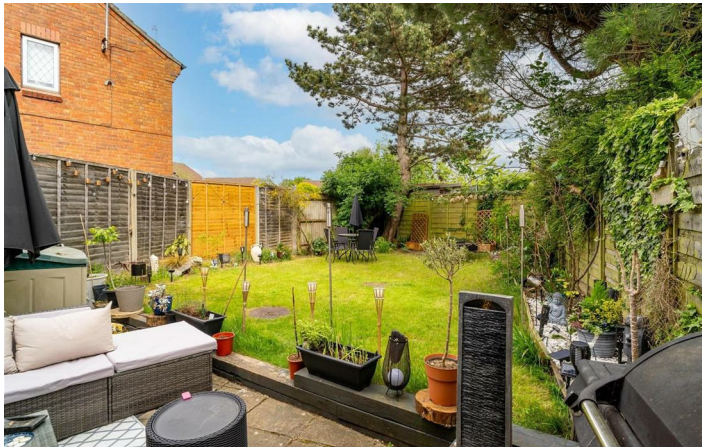
## Garage/Studio

14'11 x 7'6 (4.55m x 2.29m)



## Directions

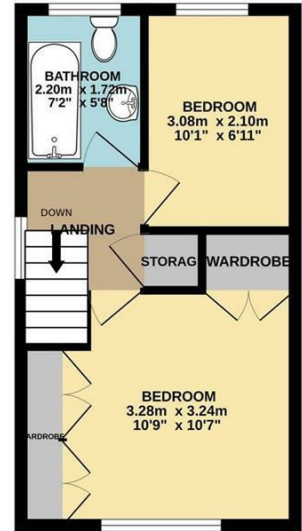
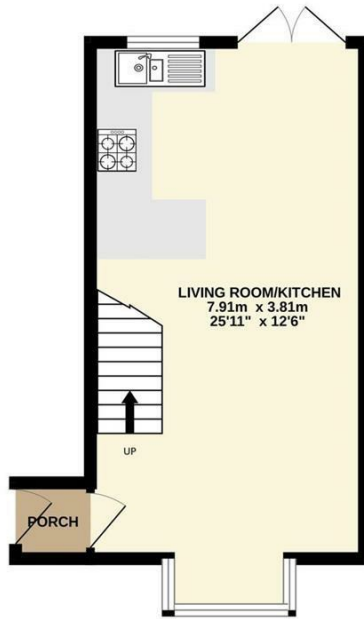




# Floor Plan

GROUND FLOOR  
40.2 sq.m. (432 sq.ft.) approx.

1ST FLOOR  
27.4 sq.m. (295 sq.ft.) approx.



TOTAL FLOOR AREA : 67.6 sq.m. (728 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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