



## Bishops Avenue

Borehamwood, WD6 3LZ

RARELY AVAILABLE. Located along one of Elstree's finest residential avenues this wonderful semi detached residence occupies a huge plot lending itself to the possibility of future extensions to both rear and side. The current interior has been meticulously kept and offers even the most discerning of buyer, a modern and stylish standard of living. The ground floor provides a spacious hallway that leads to a guest WC, a smart fitted kitchen and an elegantly decorated double reception room with doors opening onto the huge landscaped garden. A staircase leads to three well decorated bedrooms and a luxurious family bathroom. The sprawling frontage also offers off street parking for several vehicles. Quite simply a home not to miss. Please phone, click or call in to arrange an internal inspection.

**£895,000 Freehold**

# Bishops Avenue

Elstree, Borehamwood, WD6 3LZ



- Three Bedrooms
- Guest WC
- Prime Location
- Huge Plot
- Extension Potential
- A Beautiful Home
- Elegant Decor
- Wonderfully Spacious Gardens

## Entrance Hallway

## Guest W/C

## Double Reception Room

27'4 x 11' (8.33m x 3.35m)

## Kitchen

10'2 x 8'1 (3.10m x 2.46m)

## Stairs & Landing

## Bedroom One

13'11 x 11' (4.24m x 3.35m)

## Bedroom Two

12'2 x 11 (3.71m x 3.35m)

## Bedroom Three

10'4 x 8'2 (3.15m x 2.49m)

## Bathroom

## Rear Garden

## Garage/ Workshop

8'2" x 15'1" (2.51 x 4.6)

## Summerhouse

15'7" x 11'9" (4.76 x 3.59)





Bishops Avenue, WD6



Ground Floor  
 Area: 506 ft<sup>2</sup> ... 47.0 m<sup>2</sup>  
 Heat-Loss Perimeter: 65ft ... 19.8m  
 Approx. Gross Internal Area: 1035 ft<sup>2</sup> ... 96.2 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	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92 plus) A	84	(92 plus) A	G
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs	EU Directive 2002/91/EC	Not environmentally friendly - higher CO <sub>2</sub> emissions	EU Directive 2002/91/EC
England & Wales		England & Wales	

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