



Auden Drive

Borehamwood, WD6 2AL

Nestled in the charming area of Borehamwood, this delightful chain free four bedroom semi-detached house on Auden Drive offers a perfect blend of comfort and modern living. With four spacious bedrooms, this property is ideal for families seeking ample space to grow and thrive. The well-designed layout includes a welcoming reception room, perfect for entertaining guests. The recently fitted kitchen offers a contemporary and practical design.

The house boasts two elegant bathrooms and a guest cloakroom ensuring convenience for all residents and visitors alike. The thoughtful design and practical features make this home not only functional but also a lovely place to create lasting memories. There are well maintained gardens to both front and rear and off street parking.

Situated in a friendly neighbourhood, this property benefits from local amenities, schools, and parks, making it an excellent choice for families and professionals alike. The surrounding area offers a vibrant community atmosphere, with easy access to transport links for those commuting to London or other nearby locations.

£655,000 Freehold

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, Borehamwood, WD6 2AL



- Four Bedroom Semi Detached
- Moments From Town
- Two Bathrooms
- Elegant Appointed Kitchen
- Guest WC
- Pleasant Rear Garden
- Off Street Parking
- Stunning Contemporary Living
- Vacant Possession

Entrance Hallway

En-Suite

Kitchen Diner

15' x 10' (4.57m x 3.05m)

Bedroom Four

8' x 11' (2.44m x 3.35m)

Open Plan Living Dining

16' x 18' (4.88m x 5.49m)

Bathroom

Downstairs W/C

Rear Garden

Stairs & Landing

Bedroom One

15' x 16' (4.57m x 4.88m)

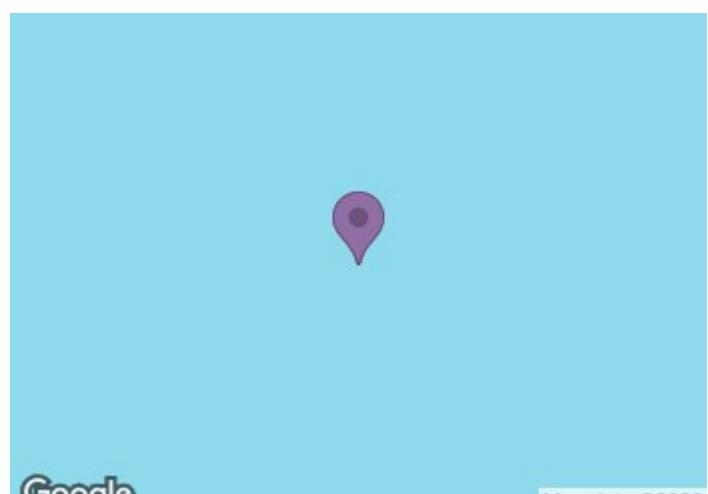
Bedroom Three

9' x 10' (2.74m x 3.05m)

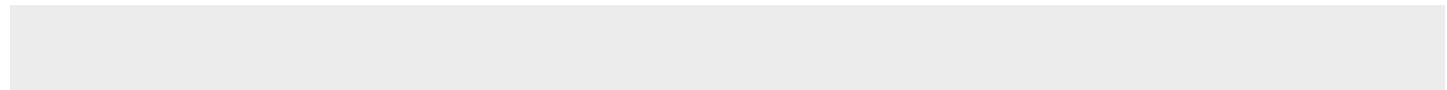
Stairs & Landing

Bedroom Two

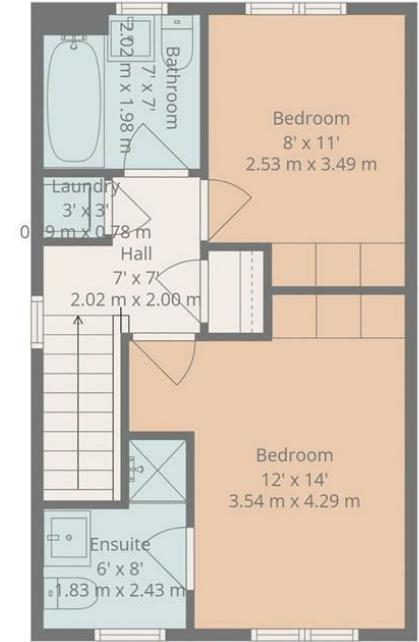
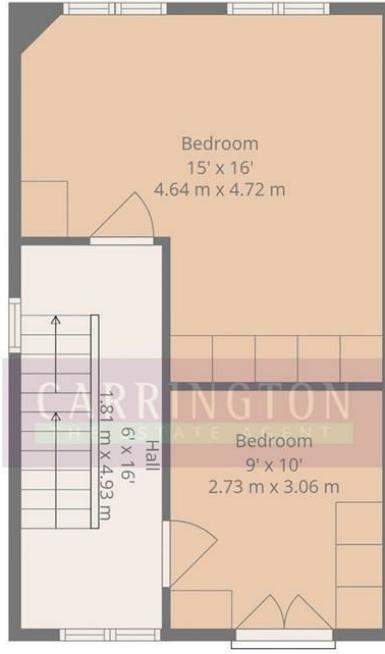
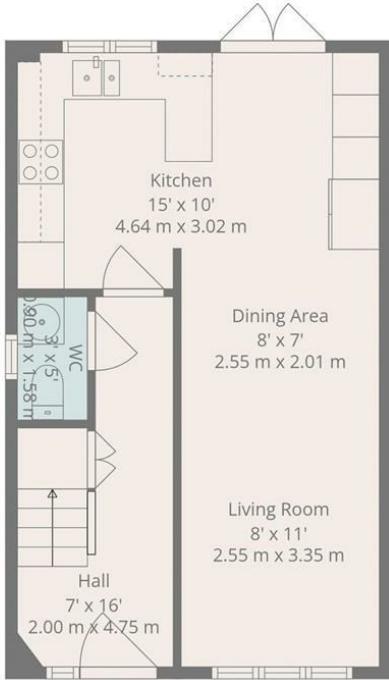
12' x 14' (3.66m x 4.27m)



Directions



Floor Plan



Ground Floor

1st Floor

2nd Floor

TOTAL: 1185 sq. ft, 111 m2

Ground floor: 395 sq. ft, 37 m2, 1st floor: 395 sq. ft, 37 m2, 2nd floor: 395 sq. ft, 37 m2

EXCLUDED AREAS: WALLS: 105 sq. ft, 9 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			86
(92 plus) A	B	76	
(81-91) B	C	76	
(69-80) C	D	76	
(55-68) D	E	76	
(39-54) E	F	76	
(21-38) F	G	76	
(1-20) G			
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A	B		
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

England & Wales EU Directive 2002/91/EC

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