



## Gateshead Road Borehamwood, WD6 5LW

Nestled on the charming Gateshead Road in Borehamwood, this delightful four bedroom, two reception room link-detached house offers a perfect blend of comfort and space, ideal for family living. Beautifully presented with elegant decor and modern fittings this lovely home also has a huge wrap around garden

The home features four well-proportioned bedrooms, ensuring that there is plenty of room for family members or guests. There are also two spacious reception rooms and a guest WC for convenience.

The surrounding area of Borehamwood is known for its vibrant community and excellent amenities, including shops, schools, and parks, making it a desirable location for families and professionals alike. With its appealing layout and prime location, this property presents a wonderful opportunity for those seeking a comfortable family home in a friendly neighbourhood. Various neighbours have successfully arranged for private parking (subject to relevant consents).

Do not miss the chance to make this charming house your new home.

## £575,000 Freehold

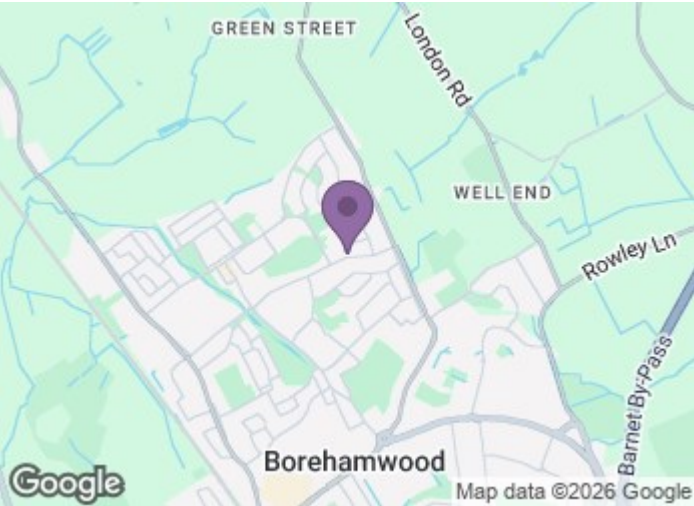
# Gateshead Road

, Borehamwood, WD6 5LW



- Four Bedrooms
- Guest WC
- Wrap Around Gardens
- Two Reception Rooms
- Fitted Kitchen
- Linked Detached
- Elegant Bathroom

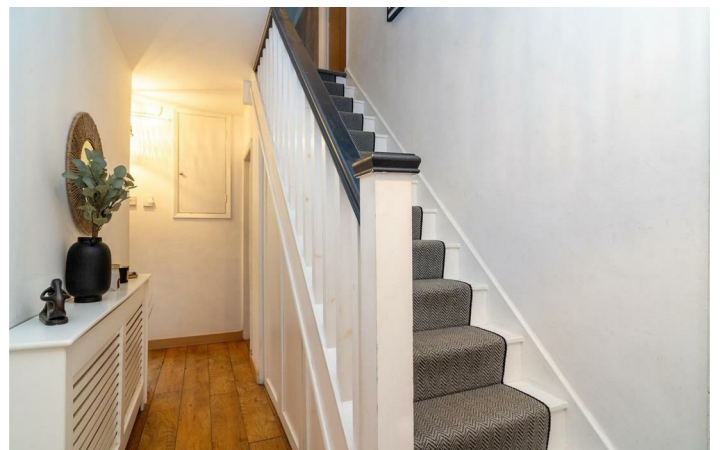
<b>Entrance Hallway</b>	<b>Bedroom Four</b>
<b>Reception Room</b>	9'6 x 7' (2.90m x 2.13m)
11' x 10'6 (3.35m x 3.20m)	<b>Bathroom</b>
<b>Reception Room</b>	<b>Rear Garden</b>
11'11 x 10'6 (3.63m x 3.20m)	
<b>Kitchen</b>	
12'2 x 9'1 (3.71m x 2.77m)	
<b>Downstairs W/C</b>	
<b>Stairs to Landing</b>	
<b>Bedroom One</b>	
13'8 x 10'9 (4.17m x 3.28m)	
<b>Bedroom Two</b>	
10'9 x 9'6 (3.28m x 2.90m)	
<b>Bedroom Three</b>	
9'6 x 7'7 (2.90m x 2.31m)	



**Directions**







CARRINGTON  
THE ESTATE AGENT

Gatehouse Avenue, WD6



Approx. Gross Internal Area: 101.1 m<sup>2</sup> ... 1088 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 firms 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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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