



## 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.

## Offers Over £425,000 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

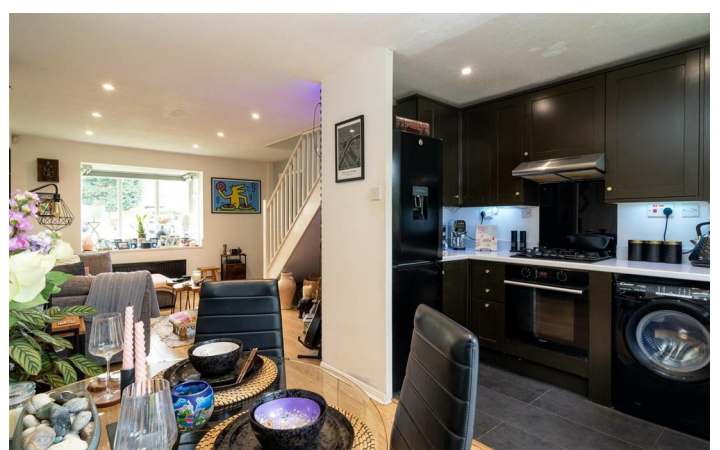
14'11 x 7'6 (4.55m x 2.29m)



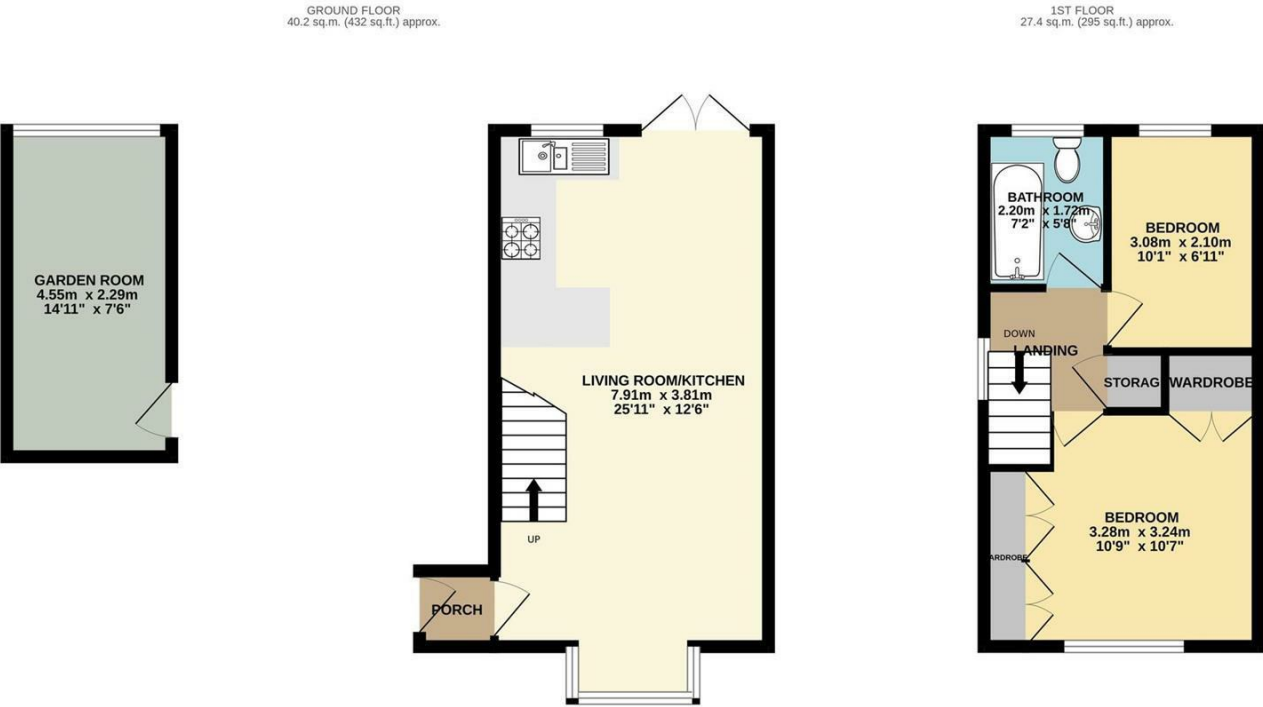
## Directions







Floor Plan



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			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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