



## Lullington Garth

Borehamwood, WD6 2HE

Welcome to this charming extended four/five bedroom semi detached residence located in the desirable Lullington Garth, Borehamwood. This delightful home boasts a spacious layout with three reception rooms, perfect for entertaining guests or relaxing with family. With 4 first floor bedrooms and 2 bathrooms, there is ample space for everyone in the household to enjoy.

Situated on a generous plot, this property offers over 1,600sqft of living space, providing plenty of room for all your needs. Built in 1950, this home exudes character and charm, offering a blend of traditional architecture with modern conveniences.

Whether you're looking to host gatherings in the reception room, unwind in the comfortable bedrooms, or enjoy a relaxing bath in one of the two bathrooms, this property caters to all your lifestyle requirements.

Don't miss out on the opportunity to make this house your home in the heart of Borehamwood. Book a viewing today and experience the warmth and comfort this property has to offer.

**£899,950 Freehold**

# Lullington Garth

, Borehamwood, WD6 2HE



- Four/Five Bedroom House
- Guest W/C
- Approx 100ft Garden
- Hugely Extended
- Designer Kitchen
- Chain Free
- Two Bathrooms
- Southside Location

## Entrance Hall

## Day Room/ Bedroom Five

11'10 x 9'2 (3.61m x 2.79m)

## Reception One

10'11 x 10' (3.33m x 3.05m)

## Reception Two

10'6 x 9'10 (3.20m x 3.00m)

## Kitchen Diner

26' x 12'5 (7.92m x 3.78m)

## Utility Room

## Downstairs W/C

## Stairs to First Floor

## Bedroom One

17' x 12'5 (5.18m x 3.78m)

## En-Suite

## Bedroom Two

15'1 x 9'6 (4.60m x 2.90m)

## Bedroom Three

11'10 x 10'6 (3.61m x 3.20m)

## Bedroom Four

9'9 x 9'6 (2.97m x 2.90m)

## Bathroom

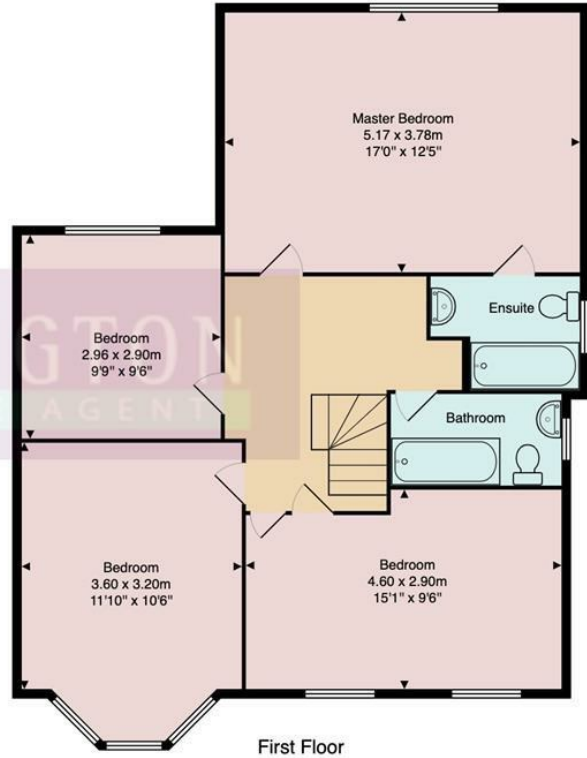
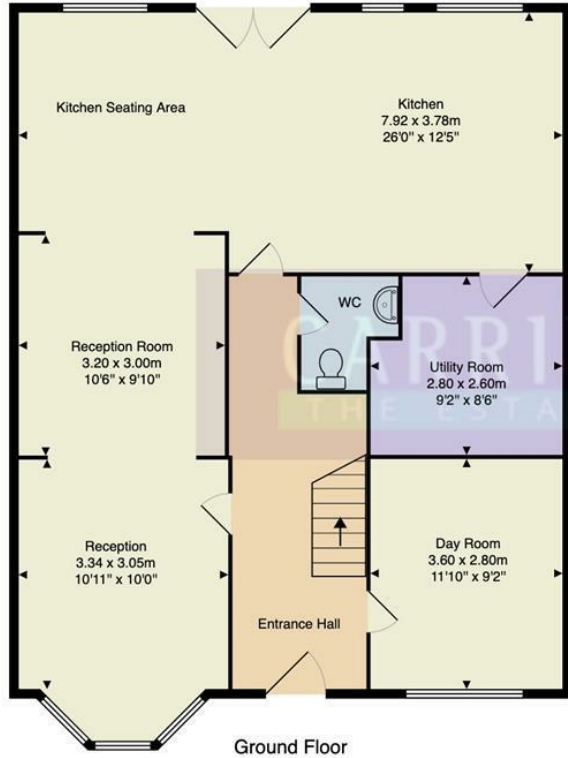
## Rear Garden



## Directions



Lullington Garth, WD6



Approx. Gross Internal Area: 149.8 m<sup>2</sup> ... 1612 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating                    |             | Current | Potential | Environmental Impact (CO <sub>2</sub> ) Rating                  |             | Current | Potential |
|---|-------------|---------|-----------|---|-------------|---------|-----------|
| Very energy efficient - lower running costs | (92 plus) A |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions | (92 plus) A |         |           |
| (81-91) B                                   |             |         |           | (81-91) B   |             |         |           |
| (69-80) C                                   |             |         |           | (69-80) C   |             |         |           |
| (55-68) D                                   |             |         |           | (55-68) D   |             |         |           |
| (39-54) E                                   |             |         |           | (39-54) E   |             |         |           |
| (21-38) F                                   |             |         |           | (21-38) F   |             |         |           |
| (1-20) G                                    |             |         |           | (1-20) G  |             |         |           |
| Not energy efficient - higher running costs |             |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |             |         |           |
| England & Wales                             |             | 76      | 83        | England & Wales   |             |         |           |
| EU Directive 2002/91/EC                     |             |         |           | EU Directive 2002/91/EC   |             |         |           |

138 Shenley Road, Borehamwood, Hertfordshire WD6 1EF  
Tel: 020 8953 1818 Fax: 020 8953 0808

Email: [info@carrington-borehamwood.co.uk](mailto:info@carrington-borehamwood.co.uk) Website: [www.carrington-borehamwood.co.uk](http://www.carrington-borehamwood.co.uk)



COMPANY DIRECTOR: E. A. HUSSAIN  
REGISTERED ADDRESS: 1 WARNER HOUSE, HARROVIAN BUSINESS VILLAGE,  
BESSBOROUGH ROAD, HARROW, MIDD., HA1 3EX.  
COMPANY REGISTRATION No: 09830132