



## Grantham Green

Borehamwood, WD6 2JQ

Located along a peaceful cul-de-sac within the sought after Southside, this three bedroom extended family home comprises a spacious lounge, contemporary kitchen, large conservatory, three double bedrooms, a four piece bathroom and beautiful garden housing a wonderfully equipped garden office. The home is offered in excellent condition throughout and is part of a completed chain.

**Offers Over £500,000 Freehold**

# Grantham Green

, Borehamwood, WD6 2JQ



- Three Bedroom House
- Garden Office
- Two Reception Rooms
- Landscaped Garden
- Contemporary Kitchen
- Southside Location

## Entrance Lobby

## Lounge

19'10 x 12'6 (6.05m x 3.81m)

## Rear Garden

## Garden Office

16'7 x 10' (5.05m x 3.05m)

## Kitchen Diner

19'9 x 10'11 (6.02m x 3.33m)

## Conservatory

17'9 x 9'2 (5.41m x 2.79m)

## Stairs & Landing

## Bedroom One

13'8 x 11'10 (4.17m x 3.61m)

## Bedroom Two

13'9 x 9'11 (4.19m x 3.02m)

## Bedroom Three

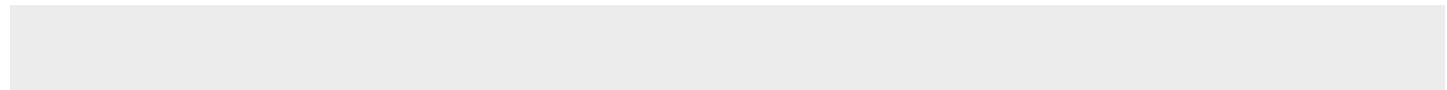
8'10 x 8'8 (2.69m x 2.64m)

## Bathroom



## Directions





# Floor Plan

Grantham Green, WD6

**CARRINGTON**  
THE ESTATE AGENT



Approx. Gross Internal Area: 105.6 m<sup>2</sup> ... 1136 ft<sup>2</sup> (excluding garden office (165 sqft))

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
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
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(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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