



## Bullhead Road

Borehamwood, WD6 1HS

Located along one of Borehamwood's prime residential avenues. This extended character three bedroom semi detached house overflows with stunning attention to detail features which include; a wonderful extended kitchen/diner, an elegant formal reception room, a guest cloakroom, three spacious bedrooms, a luxuriously appointed bathroom suite, a 100ft rear garden and off street parking. The owners have created a home of distinguished specification with the emphasis on elegance and style.

**£639,950 Freehold**

# Bullhead Road

, Borehamwood, WD6 1HS



- Three Bedrooms
- Guest WC
- Elegant Decor
- Extended
- Stunning Bathroom
- Huge Dining/Family Room
- Prime Location
- 100ft Garden

## Entrance Hallway

## Lounge

14'9 x 12'2 (4.50m x 3.71m)

## Kitchen

## Dining

## Second Reception Area

12' x 10'6 (3.66m x 3.20m)

## Family Kitchen Dining Room

16'9 x 15'3 (5.11m x 4.65m)

## Guest Cloakroom

## Stairs & Landing

## Bedroom One

14'10 x 10'10 (4.52m x 3.30m)

## Bedroom Two

12'1 x 10'10 (3.68m x 3.30m)

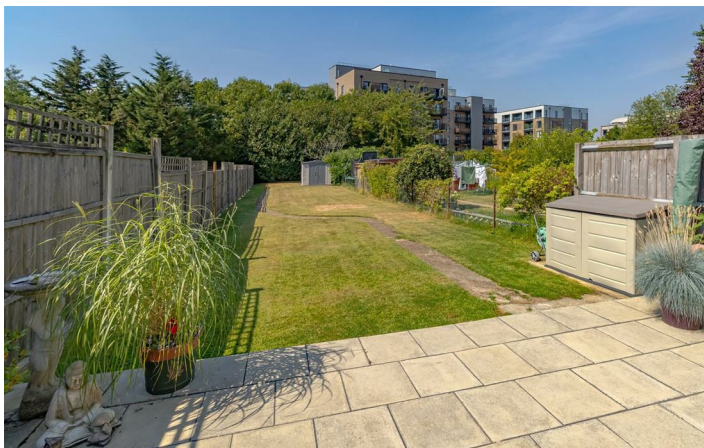
## Bedroom Three

8' x 6'8 (2.44m x 2.03m)

## Bathroom

## Rear Garden





# Floor Plan

Bullhead Road WD6



Approx. Gross Internal Area: 1140 ft<sup>2</sup> ... 105.9 m<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		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A		84	(92 plus) A		81
(81-91) B			(81-91) B		
(69-80) C		65	(69-80) C		59
(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		England & Wales			
EU Directive 2002/91/EC		EU Directive 2002/91/EC			

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