



Hartforde Road

Borehamwood, WD6 5JT

This larger than average extended three bedroom, two reception semi detached house is located along one of Borehamwood's prime residential avenues. The owner has greatly improved and enhanced this home with a lovely conservatory overlooking the beautiful landscaped 80ftv rear garden. The kitchen and bathroom fittings are considered very modern and also comprises of gas central heating and double glazing. The driveway frontage offers off street parking for several vehicles. Simply put a wonderful example of these larger than average family homes.

£509,950 Freehold

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- Three Bedrooms
- Beautiful Condition
- Prime Residential Road
- Two Reception Rooms
- 80ft Smart Garden
- Conservatory
- Ample Parking

Entrance Hallway

Lounge

13'7 x 12'5 (4.14m x 3.78m)

Dining Room

Kitchen

19'9 x 10'2 (6.02m x 3.10m)

Conservatory

12'6 x 9'6 (3.81m x 2.90m)

Stairs & Landing

Bedroom One

14'2 x 11'0 (4.32m x 3.35m)

Bedroom Two

11'3 x 9'9 (3.43m x 2.97m)

Bedroom Three

9'10 x 8'6 (3.00m x 2.59m)

Bathroom

Rear Garden





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Approx. Gross Internal Area: 1065 ft² ... 99.0 m²

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 ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(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 ₂ emissions		
England & Wales		England & Wales			
EU Directive 2002/91/EC		EU Directive 2002/91/EC			

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