



## Whitehouse Avenue Borehamwood, WD6 1HB

Nestled on the charming Whitehouse Avenue in Borehamwood, this delightful extended three bedroom property offers a perfect blend of comfort and convenience. This home features two inviting reception rooms, that lead to a fitted kitchen and a sunny conservatory ideal for both relaxation and entertaining guests. There is also a guest cloakroom and a garden office perfect for working from home. The three well-proportioned bedrooms provide ample space for family living or can be easily transformed into a home office or guest room, catering to your personal needs. The property boasts a well-appointed bathroom, ensuring that daily routines are both practical and pleasant. Built in the 1970s, this residence carries a real sense of character and charm.

Borehamwood is known for its vibrant community and excellent amenities, including shops, schools, and transport links, making it an ideal location for families and professionals alike. This property presents a wonderful opportunity for those seeking a comfortable home in a desirable area. Whether you are looking to invest or find your next family abode, this charming residence on Whitehouse Avenue is certainly worth considering.

# £475,000 Freehold

# Whitehouse Avenue

, Borehamwood, WD6 1HB



- Three Bedrooms
- Conservatory
- Moments From Town
- Large Double Lounge
- Fitted Kitchen
- Off Street Parking
- Guest Cloakroom
- Modern bathroom

## Entrance Hall

## Downstairs W/C

## Reception Room

26' x 11'10 (7.92m x 3.61m)

## Kitchen

9'7 x 6'10 (2.92m x 2.08m)

## Conservatory

## Stairs to First Floor

## Bedroom One

10'9 x 8'10 (3.28m x 2.69m)

## Bedroom Two

15'2 x 8' (4.62m x 2.44m)

## Bedroom Three

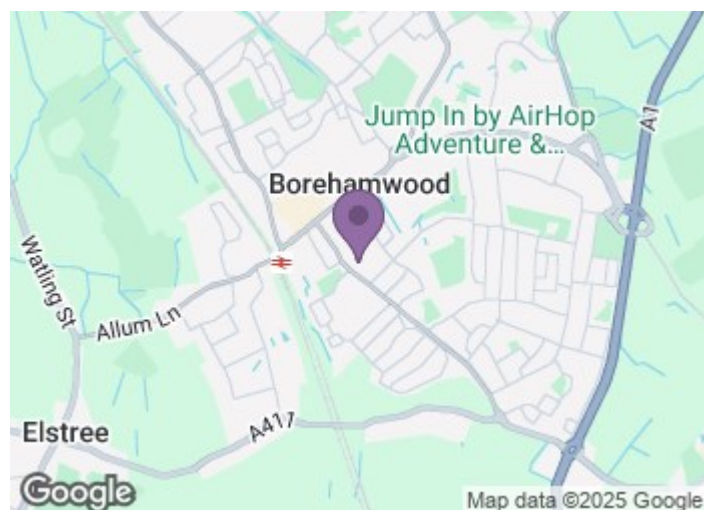
9'4 x 6'11 (2.84m x 2.11m)

## Bathroom

## Rear Garden

## Garden Studio

15'8 x 7' (4.78m x 2.13m)



## Directions



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Approx. Gross Internal Area: 81.4 m<sup>2</sup> ... 876 ft<sup>2</sup> (excluding garden studio)

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			(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		
	74	87			
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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