



## Shenley Road

Borehamwood, WD6 1TJ

A spectacular and newly refurbished three bedroom extended family home located along Shenley Road, within moments of Borehamwood's Town Centre and Mainline station. This sensational home has undergone a stunning restoration and re-design. The original 'cottage' initially benefitted from a 20 square metre rear extension with a vaulted ceiling that now houses a state of the art designer kitchen with comprehensive 'Bosch' appliances. The four piece bathroom is luxuriously appointed in stunning matt black sanitary ware. The home has been completely rewired and re-plumbed with both brand new gas central heating and newly installed matt grey sash double glazed windows. There are three bedrooms to the first floor and the entire home has been professionally decorated to exacting standards with new woodwork and newly replaced doors. The property is further enhanced with a landscape designed 100ft rear garden with new patio and a new driveway has been installed providing off street parking. Simply put the finest three bedroom house to come to the market in 2020.

**£469,950 Freehold**

# Shenley Road

, Borehamwood, WD6 1TJ



- Three Bedrooms
- Extended
- 100ft Garden
- Vacant Possession
- Stunning Condition
- Elegant Bathroom
- Own Drive
- State Of The Art Kitchen
- Moments To Town
- 2020's Best Home

## Entrance Porch

## Hallway

## Double Reception Room

23' x 11'10 (7.01m x 3.61m)

## Kitchen Diner

15'1 x 14'10 (4.60m x 4.52m)

## Bathroom

## Stairs & Landing

## Bedroom One

15'3 x 10'11 (4.65m x 3.33m)

## Bedroom Two

11'9 x 8'6 (3.58m x 2.59m)

## Bedroom Three

8'7 x 6'5 (2.62m x 1.96m)

## Rear Garden



## Directions





Shenley Road



Approx. Gross Internal Area: 946 ft<sup>2</sup> ... 87.9 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	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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