



## Bullhead Road

Borehamwood, WD6 1RQ

A larger than average and beautifully kept three bedroom 'Laing'; built terraced house located on the favoured 'Southside' of Borehamwood. Both 'Yavneh' College and Primary school are moments away. The ground floor provides two reception rooms with the dining room leading onto a neat well kept garden. The kitchen is spacious and modern and also leads directly to the garden. The first floor provided three generous bedrooms and a modern bathroom suite. The decor is excellent and the home also includes off street parking. A fine example of these rarely available homes.

**£495,000 Freehold**

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, Borehamwood, WD6 1RQ



- Three Bedrooms
- Excellent Condition
- Mid-Terrace
- Moments to 'Yavneh' schools
- Two Reception Rooms
- Off Street Parking

## Entrance Porch

## Hallway

## Living Room

14'8 x 14'1 (4.47m x 4.29m)

## Kitchen

11'9 x 10' (3.58m x 3.05m)

## Dining Room

11' x 10'2 (3.35m x 3.10m)

## Stairs & Landing

## Bedroom One

14'5 x 10'1 (4.39m x 3.07m)

## Bedroom Two

12' x 11'8 (3.66m x 3.56m)

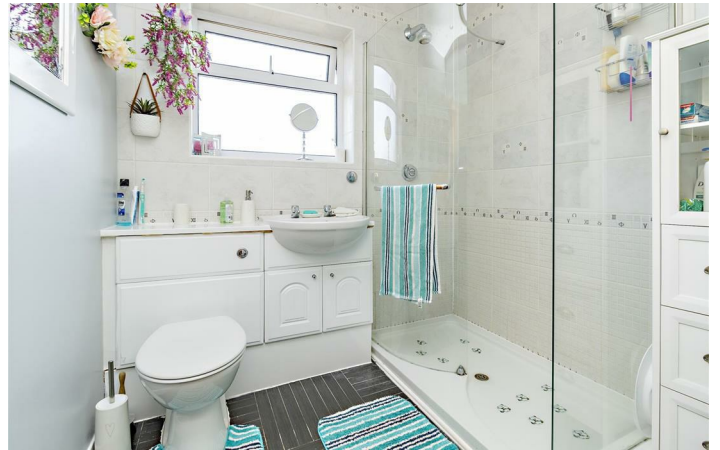
## Bedroom Three

7'7 x 7'6 (2.31m x 2.29m)

## Bathroom

## Rear Garden





Bullhead, WD6



Approx. Gross Internal Area: 1035 ft<sup>2</sup> ... 96.1 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
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(61-91) <b>B</b></p> <p>(49-60) <b>C</b></p> <p>(35-60) <b>D</b></p> <p>(29-54) <b>E</b></p> <p>(15-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

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