



## Hartforde Road

Borehamwood, WD6 5JT

This hugely spacious and successfully extended FIVE BEDROOM, THREE BATHROOM semi detached residence sits within an enviable location along one of Borehamwood's most favoured locations. This delightful architect designed residence is arranged over three floors and offers three spacious reception rooms, a comprehensively fitted kitchen as well as a side utility room with a wet room and guest WC. The first floor offers three generous bedrooms and a modern family bathroom. The second floor comprises of two additional bedrooms and a second bathroom. There is also a deep and wide rear garden that extends to over 60ft and ample off street parking for around 6 cars. One of the finest and most spacious semi detached residences currently being marketed in Borehamwood.

**£699,950 Freehold**

# Hartforde Road

, Borehamwood, WD6 5JT



- FIVE BEDROOMS
- GUEST WC
- MOMENTS TO TOWN CENTRE
- THREE BATHROOMS
- DELIGHTFUL GARDENS
- HUGELY EXTENDED
- AMPLE OFF STREET PARKING

## Entrance Porch

## Hallway

## Lounge

14'5 x 10'10 (4.39m x 3.30m)

## Family Room

13'5 x 8'6 (4.09m x 2.59m)

## Living/ Diner

23'2 x 13'1 (7.06m x 3.99m)

## Kitchen

10'2 x 10'1 (3.10m x 3.07m)

## Utility Room/ W/C / Wet Room

## Stairs & First Floor Landing

## Bedroom Three

10'10 x 9'7 (3.30m x 2.92m)

## Bedroom Four

9'3 x 7'11 (2.82m x 2.41m)

## Bedroom Five

12'8 x 7'1 (3.86m x 2.16m)

## Bathroom

## Stairs & Second Floor Landing

## Bedroom Two

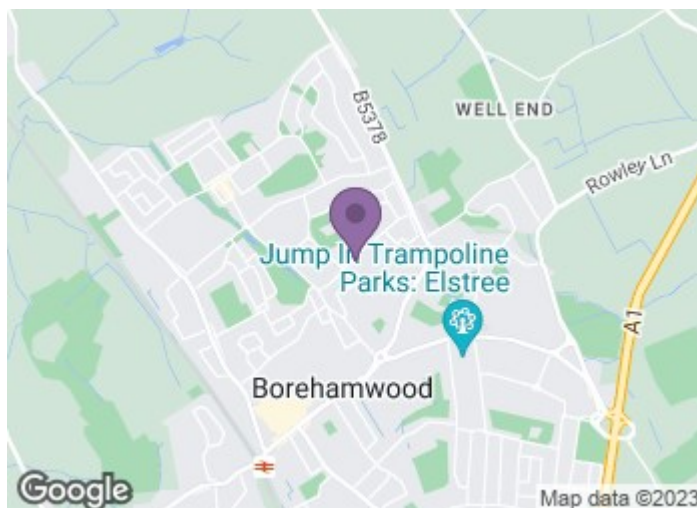
14'4 x 9'6 (4.37m x 2.90m)

## Bedroom One

14'4 x 9'2 (4.37m x 2.79m)

## Shower Room

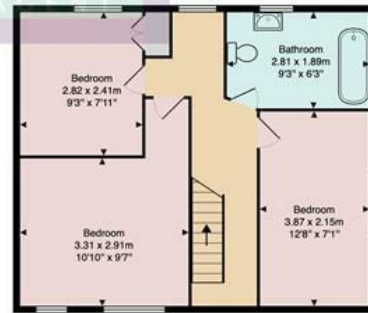
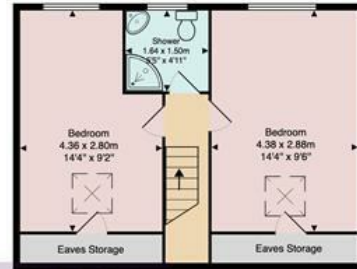
## Rear Garden



## Directions



Hartforde Road, WD6



Approx. Gross Internal Area: 149.6 m<sup>2</sup> ... 1610 ft<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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		72	81
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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