



## Shenley Road

Borehamwood, WD6 1TP

Nestled on the charming Shenley Road in Borehamwood, this delightful property offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, it is ideal for families or those seeking extra space.

One of the standout features is the spacious reception room, which is perfect for family gatherings or quiet evenings in. Additionally, the large conservatory extends the living space, allowing for an abundance of natural light and a seamless connection to the outdoors.

The incredible garden is a true gem, offering a private oasis for gardening enthusiasts or those who simply wish to enjoy the fresh air. It presents a wonderful opportunity for outdoor activities, barbecues, or simply unwinding in a tranquil setting. In addition the front offers a large driveway for several vehicles.

Conveniently located close to the high street, residents will benefit from easy access to a variety of shops, cafes, and amenities. Furthermore, the nearby train station ensures excellent transport links, making commuting to London and beyond a breeze.

This property presents a fantastic opportunity for those looking to settle in a vibrant community while enjoying the comforts of a spacious home. Don't miss the chance to make this lovely residence your own.

**£575,000 Freehold**

# Shenley Road

, Borehamwood, WD6 1TP



- Three Bedroom House
- Incredible Garden
- Double Reception
- Conservatory
- Close to Town & Station
- Large Driveway for Several Vehicles
- Chain Free

## Entrance Hallway

## Reception Room

26'11 x 13'1 (8.20m x 3.99m)

## Kitchen

8'8 x 7'10 (2.64m x 2.39m)

## Conservatory

17'9 x 9' (5.41m x 2.74m)

## Stairs to Landing

## Bedroom One

12'8 x 12'7 (3.86m x 3.84m)

## Bedroom Two

12'6 x 12'1 (3.81m x 3.68m)

## Bedroom Three

## Bathroom

## Loft Space

18'1 x 12'4 (5.51m x 3.76m)

## Rear Garden

## Summer House

9'10" x 9'10" (3 x 3)

## Workshop

11'9" x 11'9" (3.6 x 3.6)





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Approx. Gross Internal Area: 102.0 m<sup>2</sup> ... 1098 ft<sup>2</sup> (excluding garden buildings +, loft space)

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	
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		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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