

# Hartfield Avenue, Borehamwood

## £1,195,000 (Freehold)



This beautifully presented 4 bedroom family home sits on a sought after Elstree road, Hartfield Avenue. Within easy reach of Elstree & Borehamwood mainline station with a direct train in to London, places of worship, and all local amenities. The property is well placed for schools with Haberdashers, Aldenham, and Yavneh College all close by, as well as an array of fantastic primary schools.

Internally the property has been meticulously renovated offering a wealth of living accommodation. The ground floor includes; an inviting entrance hall, formal lounge, open plan kitchen dining room with integrated appliances and modern fittings, additional reception room, utility room and W/C. The first floor is home to master bedroom with en-suite equipped with bath and separate shower, three further bedrooms and family bathroom. Externally there is a sunny aspect west facing rear garden and to the front is a block paved driveway supplying off street parking for a number of cars.

The property also benefits from extension potential to the rear and loft subject to necessary consents.

**020 3764 2222**  
[www.village-estates.co.uk](http://www.village-estates.co.uk)



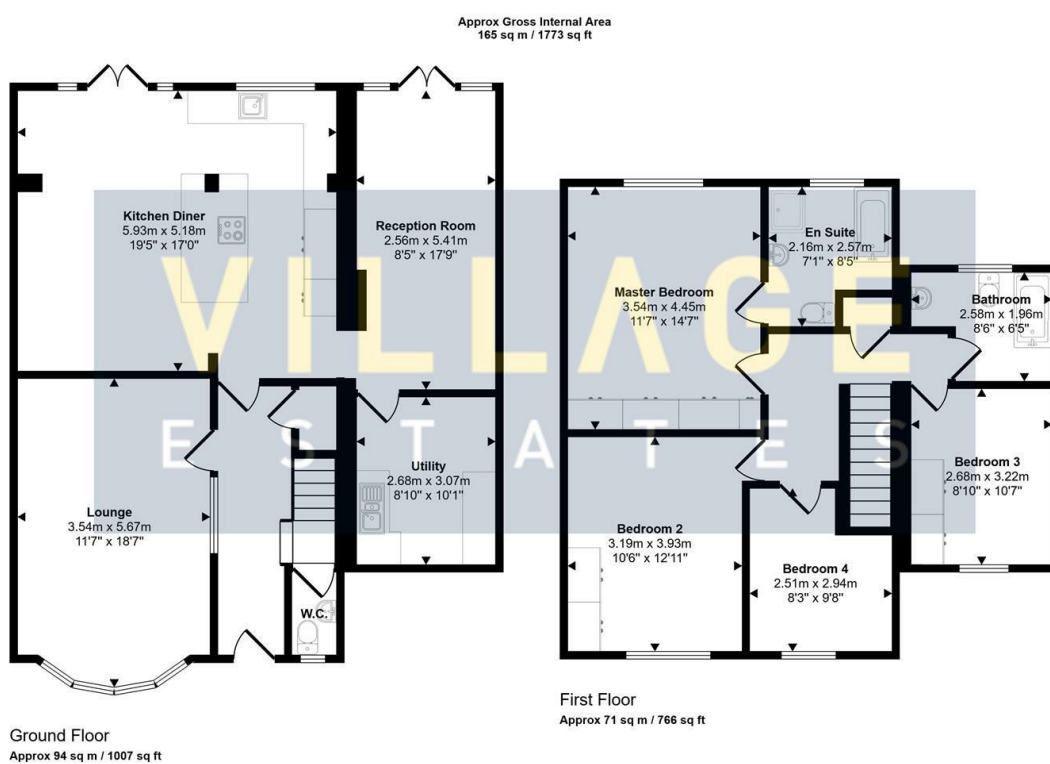
Village Estates  
The Corner Shop High Street, Elstree  
Herts WD6 3BY

Important Note: These particulars do not form part of any contract. All measurements are approximate and should not be relied upon. All prices quoted are strictly subject to contract.









This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |