

**Linton Avenue, Borehamwood**  
**£535,000 (Freehold)**

**VILLAGE**  
E S T A T E S



This charming three-bedroom terraced house is situated in a highly desirable part of Borehamwood, just a short stroll from Croxdale Road's synagogue, the retail park, and the mainline station. The property is also perfectly located for outdoor recreation, with the Brook and Aberford Park nearby.

Inside, a welcoming entrance hallway leads to a generous through-lounge/diner, a spacious L-shaped kitchen/breakfast room, and a convenient downstairs WC. Upstairs, the bright landing provides access to the master bedroom, a second double bedroom, a well-sized third bedroom, and a family bathroom.

Outside, the property boasts a large rear garden with a patio area, side access, and coveted off-street parking

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

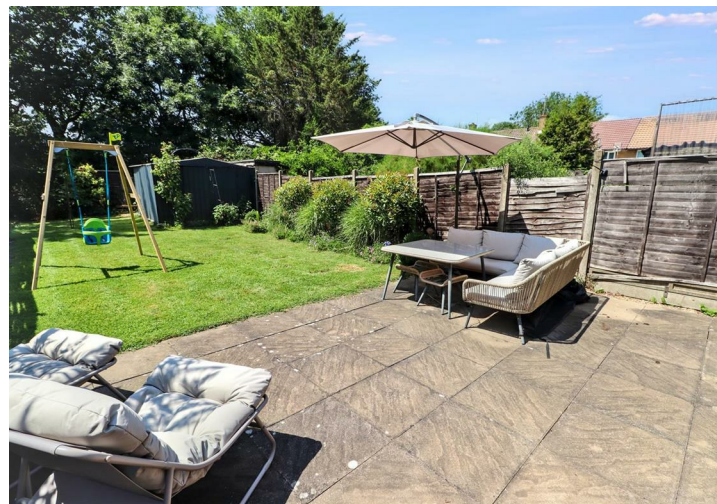
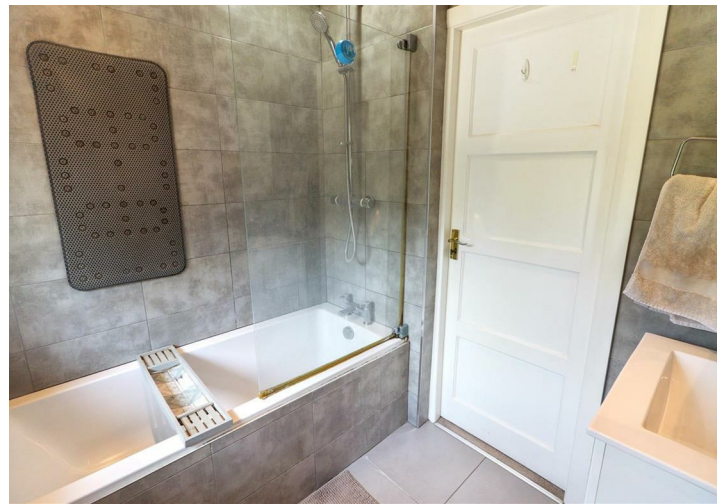
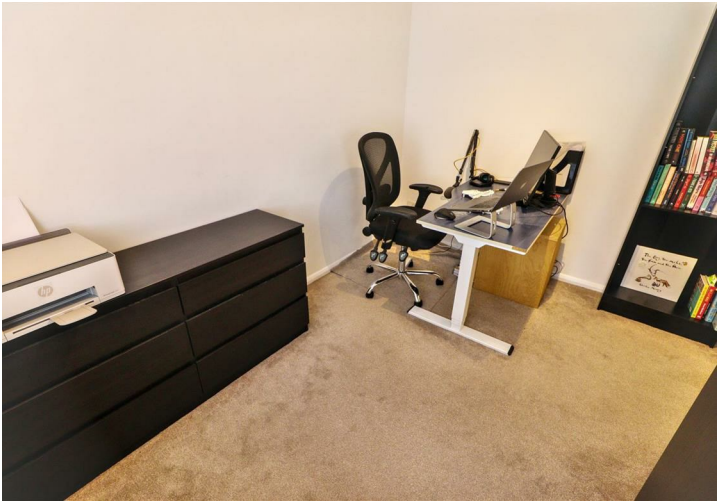


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Important Note: These particulars do not form part of any contract. All measurements are approximate and should not be relied upon. All prices quoted are strictly subject to contract.









Approx Gross Internal Area  
105 sq m / 1125 sq ft



**Ground Floor**  
Approx 58 sq m / 619 sq ft

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.



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| 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<br>2002/91/EC |