

**Beechfield Close, Borehamwood**

**£450,000 (Freehold)**

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



This charming 2 bedroom semi-detached house is situated close to the trainline in one of the most sought after pockets of BOREHAMWOOD. Very close to places of worship, mainline station and shopping park with an array of fantastic shops, facilities and eateries.

The property offers a modern kitchen, entrance hall, downstairs W/C and good sized lounge dining room. To the upstairs is home to a double bedroom ,further good sized second bedroom with storage and a family shower room.

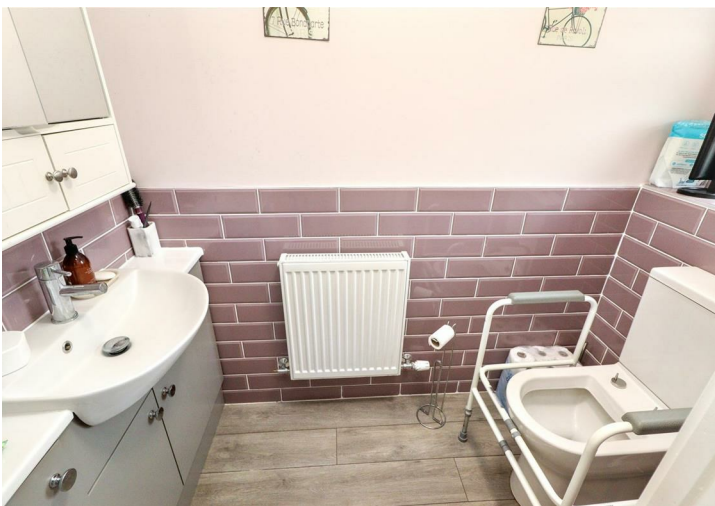
Externally the property has off street parking as well as plenty on street parking for guests and a well proportioned rear garden.

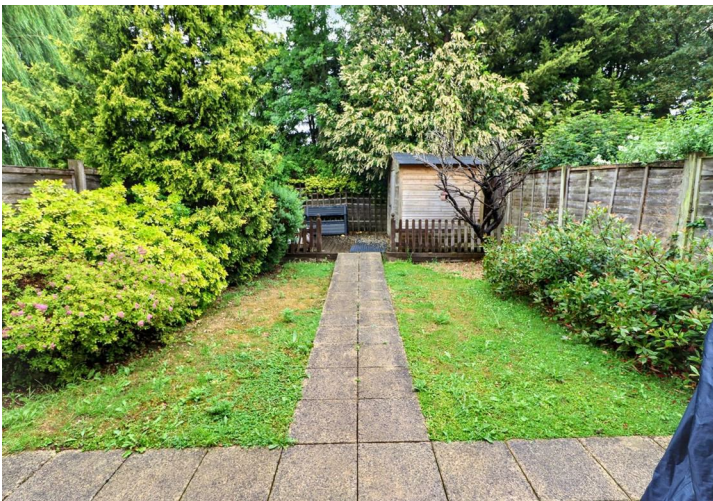
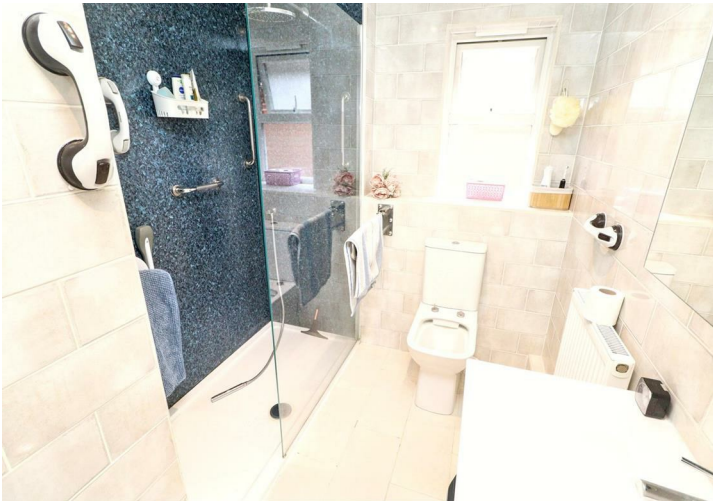
**020 3764 2222**  
[www.village-estates.co.uk](http://www.village-estates.co.uk)



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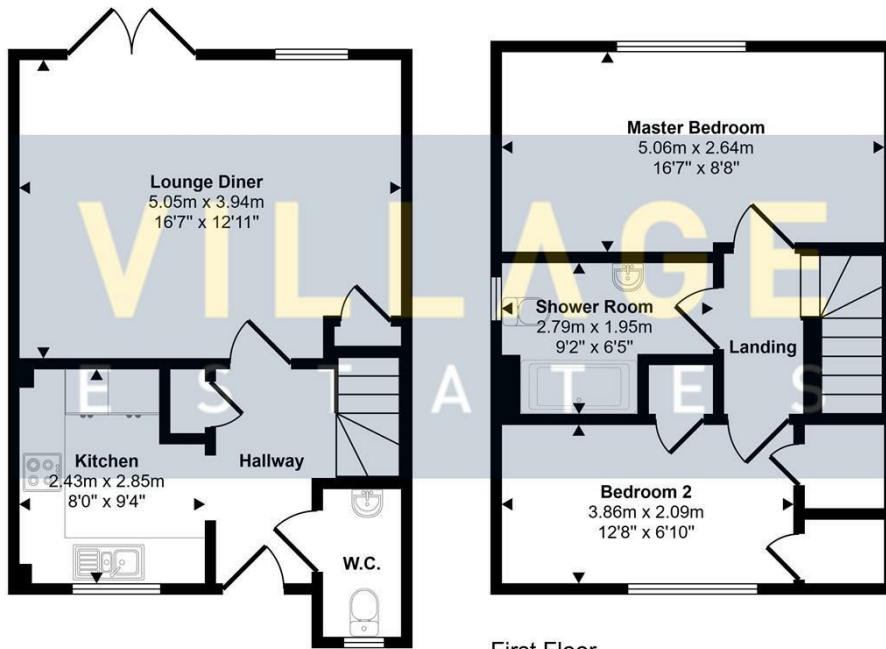
Important Note: These particulars do not form part of any contract. All measurements are approximate and should not be relied upon. All prices quoted are strictly subject to contract.







Approx Gross Internal Area  
71 sq m / 763 sq ft



Ground Floor  
Approx 35 sq m / 382 sq ft

First Floor  
Approx 35 sq m / 381 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.



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	