

**Shepperton Close, Borehamwood**

**£485,000 (Freehold)**

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



This 3 bedroom SEMI DETACHED home with a GARAGE, is located in a quiet cul-de-sac on the popular Studio way development. There is a small convenience store a short walk away, whilst Borehamwood's High Street with all of the amenities that brings is approximately 1 mile away. Elstree & Borehamwood station is at the end of the High Street which is approximately 1.2 miles away. There are some fantastic schools near by including Yavneh College and Primary, Kenilworth Primary School, St.Teresa Catholic school and Elstree Screen Arts Academy which are all Ofsted 'Good' or above. The property is also perfectly placed for major road links including the A1, M1 and M25 making almost anywhere easily accessible.

Internally the property is comprised of an entrance hall, through lounge/dining room, kitchen, two double bedrooms, a third bedroom which is a single and a family bathroom. Externally there is a single garage which access at the front and back, and a pretty and secluded rear garden.

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



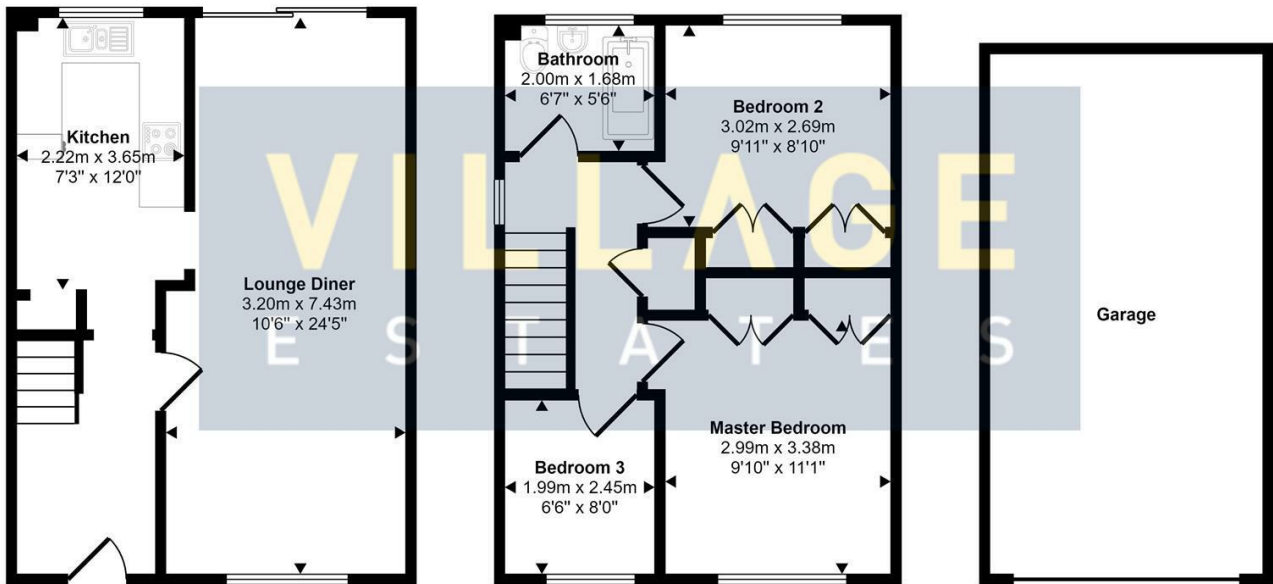
Village Estates  
The Corner Shop High Street, Elstree  
Herts WD6 3BY

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.





Approx Gross Internal Area  
102 sq m / 1098 sq ft

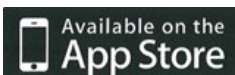


Ground Floor  
Approx 39 sq m / 416 sq ft

First Floor  
Approx 38 sq m / 410 sq ft

Garage  
Approx 25 sq m / 272 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 |           |