

Balmoral Drive, Borehamwood

£650,000 ()

VILLAGE
E S T A T E S



This well presented Semi-detached home is located on the south side of Borehamwood, close to local shops and around a mile from Borehamwood high street with fantastic shopping facilities, restaurants, mainline station.

Extended to the ground floor the property boasts a huge lounge equipped with under floor heating which is a fantastic space for entertaining. There is a separate kitchen which could be easily opened up in to the extended lounge and would offer enough space to create a open plan kitchen/living/dining room with island etc. The ground floor also has two further reception rooms currently used as dining room and a TV room (TV Room has under floor heating) as well as an entrance hallway and downstairs W/C. To the first floor is a master bedroom, second double bedroom and third single bedroom with a family shower room serving all rooms.

Externally there is a landscaped rear garden which has two storage areas and a large gated front driveway with space for numerous cars.

020 3764 2222
www.village-estates.co.uk

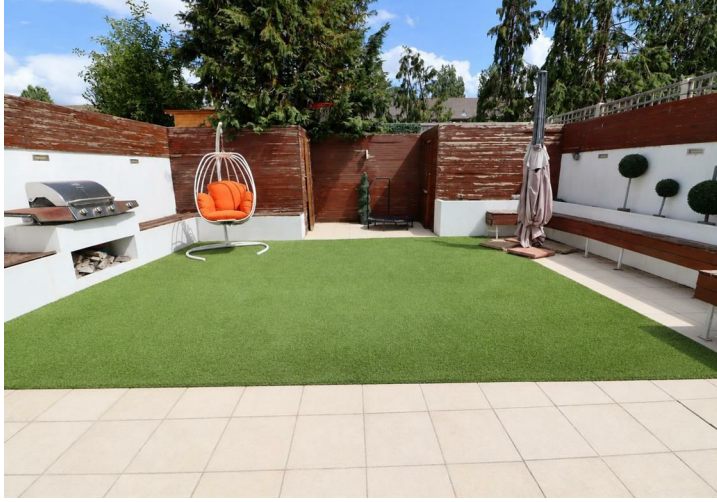


Village Estates
The Corner Shop High Street, Elstree
Herts WD6 3BY

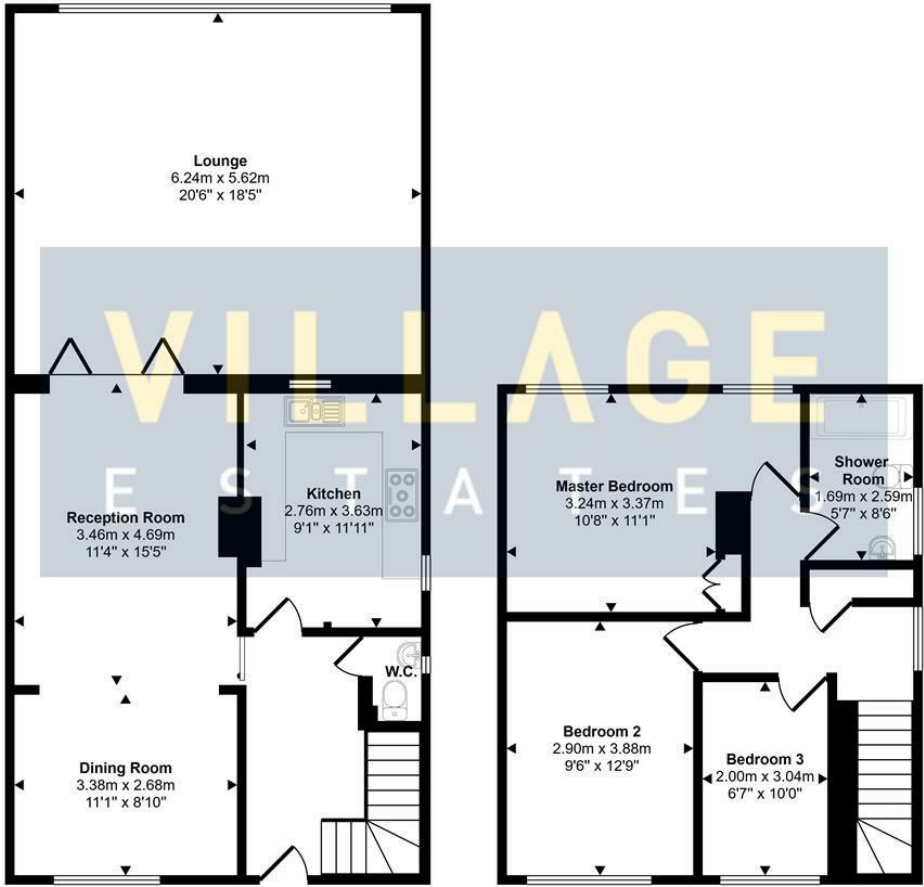
Important Note: These particulars do not form part of any contract. All measurements are approximate and should not be relied upon. All prices quoted are strictly subject to contract.







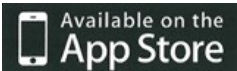
Approx Gross Internal Area
130 sq m / 1404 sq ft



Ground Floor
Approx 83 sq m / 893 sq ft

First Floor
Approx 48 sq m / 512 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC