

# Thornbury Gardens, Borehamwood

## £765,000 (Freehold)

**VILLAGE**  
ESTATES



### \*\*\* KEY FEATURES \*\*\*

- Stunning extended open-plan kitchen/living space with additional large reception room
- High-spec kitchen with NEFF appliances and separate utility room
- Smart home features including app-controlled heating, air conditioning & Sonos speakers
- Yavneh catchment, 2 mins walk to local shops (post office & chemist), under 1 mile to train station and town centre.

An exceptional extended three bedroom semi-detached family home positioned on the highly sought-after south side of Borehamwood within the catchment area for Yavneh school.

The heart of the home is the impressive rear extension creating a bright open-plan kitchen, dining and living space with large skylight and full-width bi-fold doors opening onto the garden - ideal for modern family living and entertaining.

The high-spec kitchen includes a Quooker boiling water tap, NEFF double ovens (one with integrated microwave) with plate warmer, five-ring NEFF induction hob, full-size dishwasher and plumbed American-style fridge freezer. A separate utility room offers space for washer and dryer, alongside excellent storage throughout.

Further accommodation includes a welcoming hallway, additional reception room with large bay window and downstairs W/C. Upstairs offers three well-proportioned bedrooms and a modern family bathroom.

Externally, the low-maintenance artificial grass rear garden features patio seating areas and a gas firepit. The front driveway provides off-street parking for two cars.

A stylish turnkey home finished to an exceptional standard in a prime family location.

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

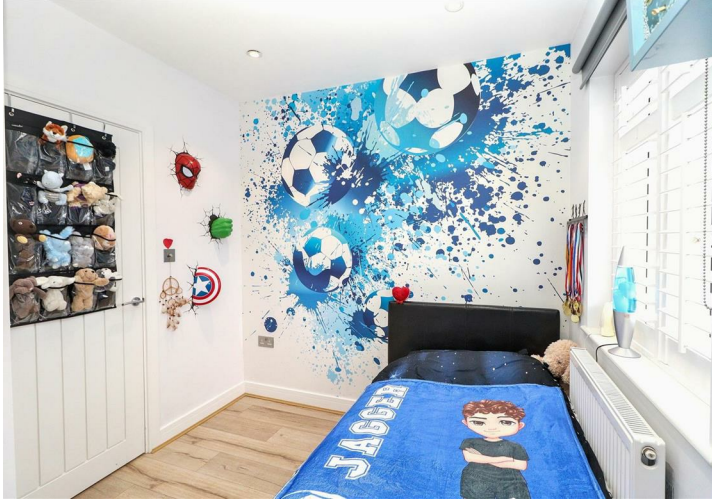


Village Estates  
The Corner Shop High Street, Elstree  
Herts WD6 3BY

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.

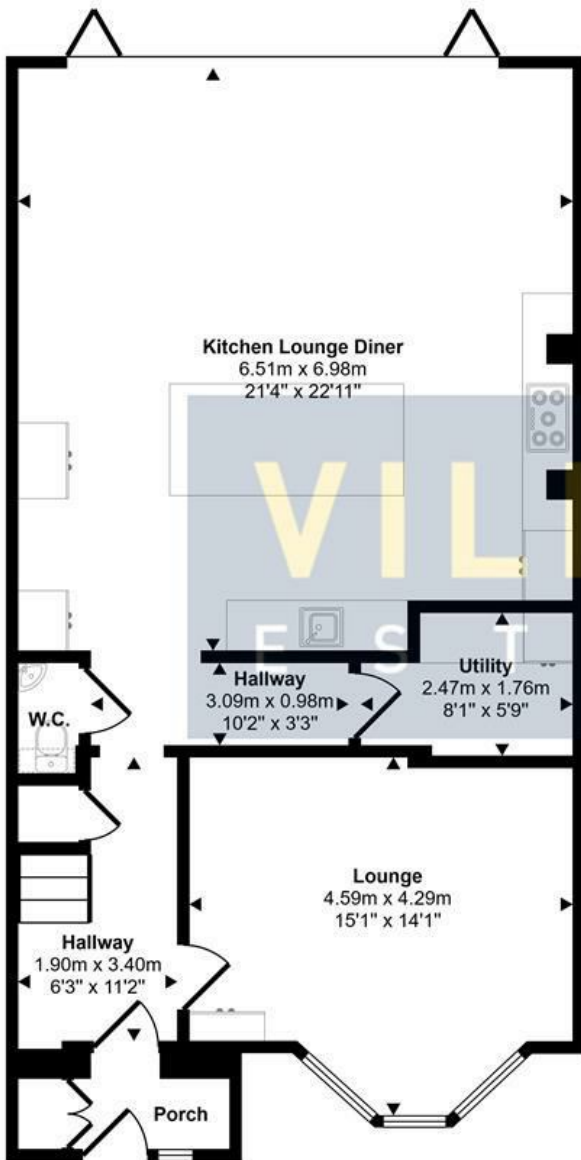








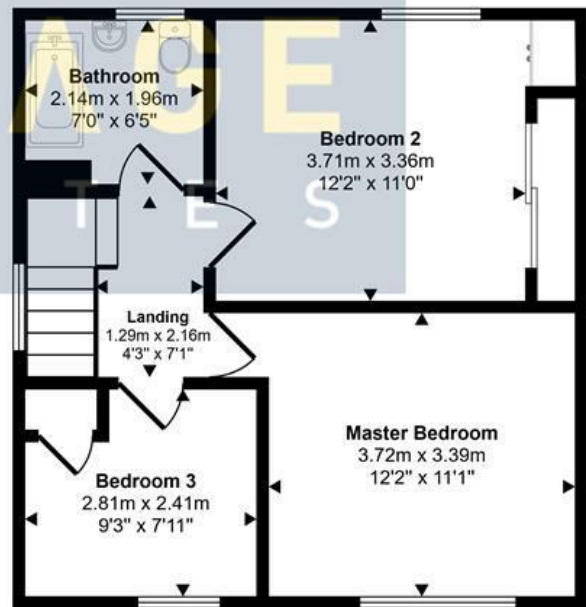
Approx Gross Internal Area  
130 sq m / 1399 sq ft



Ground Floor  
Approx 83 sq m / 896 sq ft

☐ Denotes head height below 1.5m

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.



First Floor  
Approx 47 sq m / 503 sq ft



Available on the  
**App Store**



ANDROID APP ON  
**Google play**

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	