

**Gables Avenue, Borehamwood**

**£775,000 (Freehold)**

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



Nestled in the sought after cul-de-sac of Gables Avenue, off Red Road in Borehamwood, this beautifully presented semi-detached house offers modern open plan living space and is a real must see!

The ground floor comprises of a open plan kitchen dining living area with beautiful modern kitchen equipped with integrated appliances. There is also a separate lounge, utility room, downstairs W/C and entrance hallway. Upstairs you will find three bedrooms, two double and one single bedroom complemented by a family bathroom featuring a separate shower and a bathtub. The good-sized rear garden is perfect for outdoor entertaining while the block-paved driveway offers convenient off-street parking.

Location is key, and this property does not disappoint. Just a short walk away, you will find Borehamwood station, which provides excellent transport links for commuters. The nearby shopping park and bustling high street offer a variety of shops, restaurants, and amenities, ensuring that everything you need is within easy reach. Additionally, places of worship are conveniently located nearby, catering to the diverse community.

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



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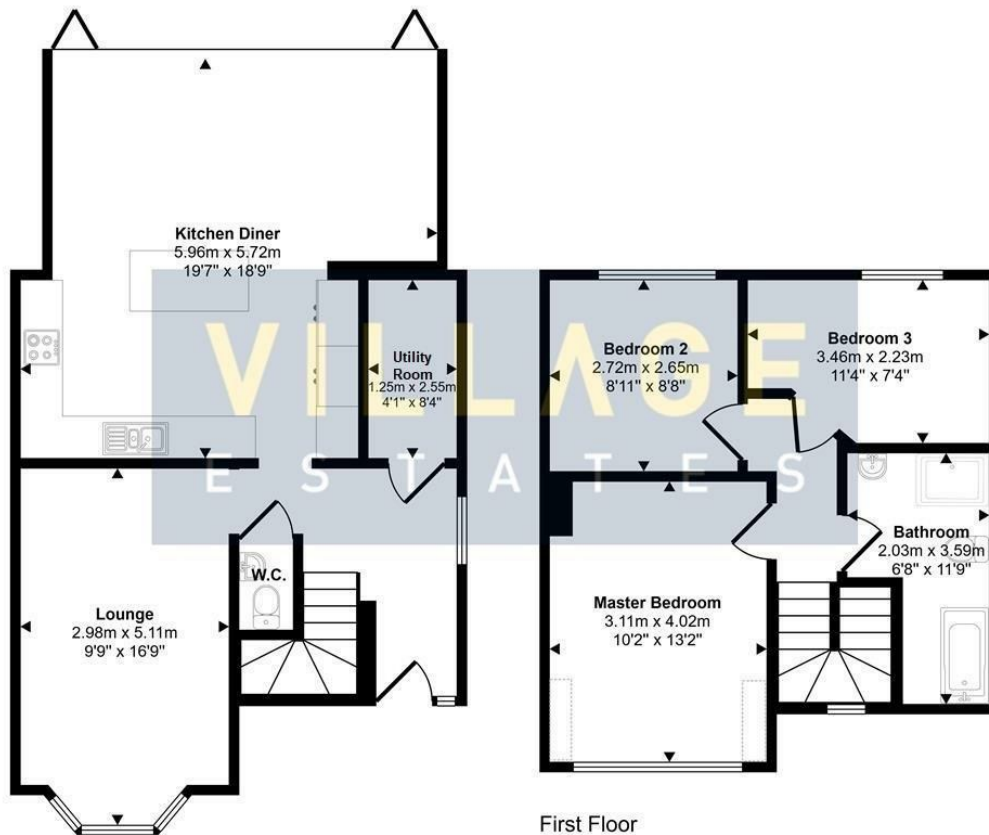
Important Note: These particulars do not form part of any contract. All measurements are approximate and should not be relied upon. All prices quoted are strictly subject to contract.







Approx Gross Internal Area  
Approx 105.1 sqm / 1130.8 sqft



First Floor  
Approx 43.2 sqm / 465.4 sqft

Ground Floor  
Approx 61.8 sqm / 665.4 sqft

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.



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 |           |