

# Chaucer Grove, Borehamwood

## Offers In Excess Of £685,000

### (Freehold)



This beautifully maintained and versatile 3 bedroom home is located in a quiet cul-de-sac on the SOUTH SIDE of Borehamwood. Just a few minutes by foot to the mainline station with brilliant access in to London and a short walk to the High Street with all the amenities that has to offer. The property is also perfectly placed for the areas best local schools including Yavneh college and Primary.

Internally the property is laid out over 3 floors giving flexibility to any new buyer. Accommodation includes:- Entrance hall, downstairs w/c , and a huge lounge spanning front to back of the house on the ground floor. The first floor has a good size modern kitchen dining room and large reception room with balcony. The second floor is home to master bedroom with built in storage and a modern en-suite shower room, second bedroom with fitted wardrobes, third bedroom with storage cupboard and family bathroom. Externally bifold doors lead to South West facing rear garden and there is off street parking.

The property could easily become a 4 bedroom home by moving the kitchen to the ground floor. With the open layout this would create an open plan kitchen dining living room and allow for another double bedroom on the first floor.

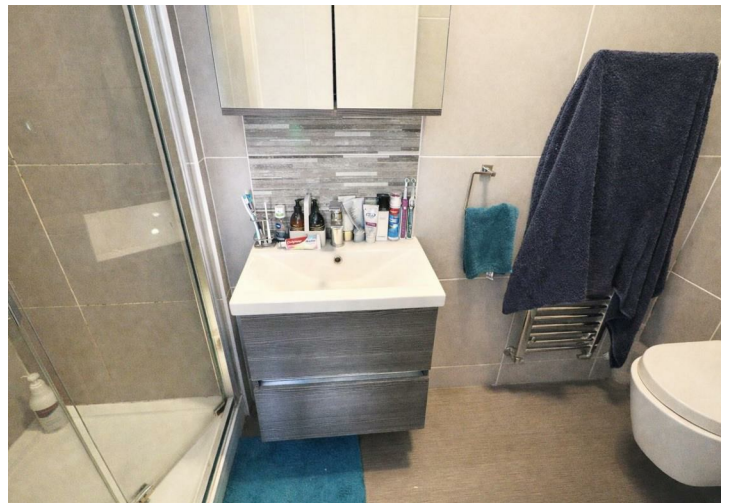
**020 3764 2222**  
[www.village-estates.co.uk](http://www.village-estates.co.uk)



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.

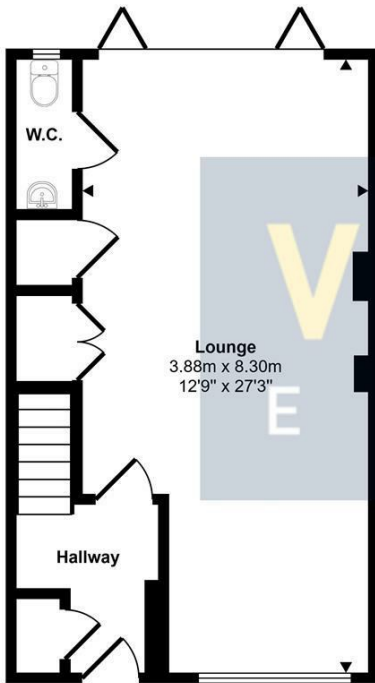








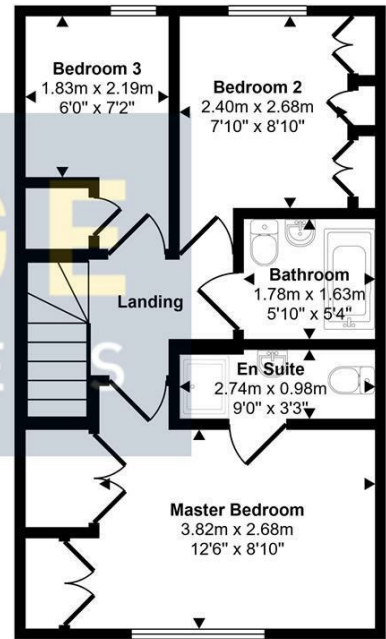
Approx Gross Internal Area  
137 sq m / 1476 sq ft



Ground Floor  
Approx 46 sq m / 495 sq ft



First Floor  
Approx 46 sq m / 492 sq ft



Second Floor  
Approx 45 sq m / 489 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		
(61-91)	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	