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# Temptation comes in many forms...



Borehamwood

GUIDE PRICE £375,000

# Borehamwood

## GUIDE PRICE

£375,000

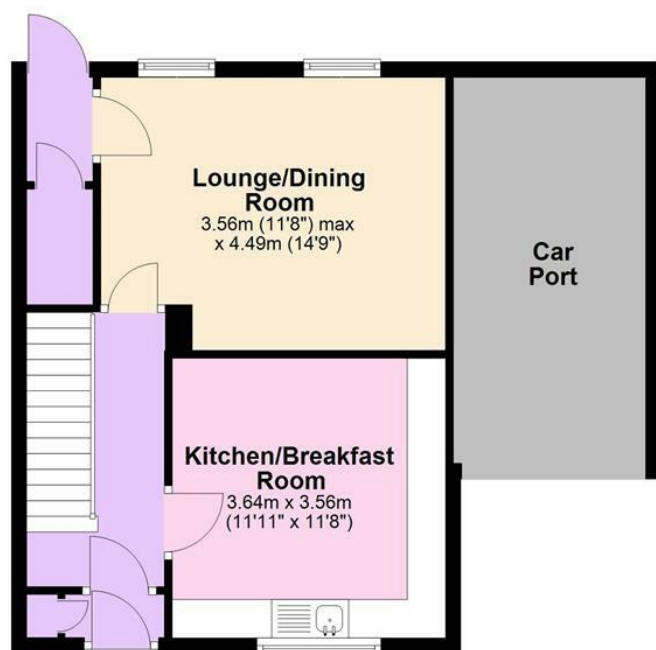
Situated on a quiet residential cul-de-sac on the popular area of Borehamwood is this spacious two double bedroom home. Offered to the market in need of refurbishment throughout the property offers great scope to be remodelled or extended (STPP). The accommodation briefly comprises entrance hall, kitchen/breakfast room, living/dining room, two double bedrooms, WC, bathroom, front and rear gardens and a car-port providing off-road parking. An internal inspection is essential to fully appreciate the space on offer.



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### Ground Floor

Approx. 52.8 sq. metres (568.8 sq. feet)

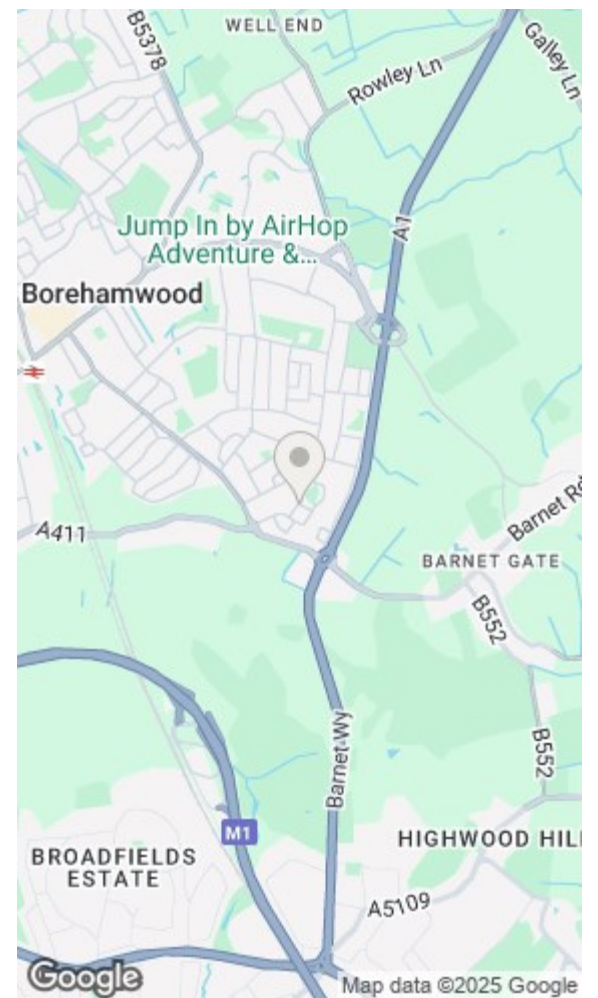


### First Floor

Approx. 39.7 sq. metres (427.4 sq. feet)



Total area: approx. 92.6 sq. metres (996.2 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	76	EU Directive 2002/91/EC	
England & Wales		England & Wales	





A very spacious two bedroom home in need of modernisation.



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#### Ground Floor

On entering the property you find yourself in a small entrance porch with a useful cupboard for coats and shoes and a door opening to the main hallway. From here doors open to the Kitchen/Breakfast room and the Living/Dining room and stairs rise to the first floor. The kitchen is a large, square room which is flooded with natural light providing ample space for base and eye level units as well as an area for a table. The living/dining room is another light-filled room with a door opening to the rear hallway from where the garden is accessed as well as a large storage cupboard.

#### First Floor

The landing provides access to all first floor accommodation with the main bedroom being situated at the rear of the property. The second bedroom is a generous double and there are currently a separate WC and bathroom which could easily be combined to form a comfortable bathroom.

#### Outside

The rear garden is well sized and benefits from a storage shed and gated access to the car-port. The car-port itself is to the side of the property giving the new owner the potential to replace it with an extension to expand the accommodation (STPP). The front garden is laid mostly to gravel and could easily be converted to provide additional parking.

Why Borehamwood is a good place to live? Situated just 12 miles north of central London, Borehamwood is an excellent place to call home, combining urban convenience with a tranquil, peaceful setting. It's ideal for those who appreciate the outdoors as it's known for its leafy streets, green spaces, and picturesque countryside perfect for activities like walking and cycling. While moving to Borehamwood, residents experience a balance in lifestyle - the thrilling pace of the city and the calm of the country. Furthermore, it provides splendid transportation links to London, making the commute hassle-free, and it's linked to various motorways and major A roads for farther journeys.

#### What's Borehamwood famous for?

Borehamwood is famous for its association with the British film and television industry, primarily due to the presence of Elstree Studios, earning it the title of "British Hollywood." This studio has hosted the production of such iconic films as Star Wars and TV shows, making the town a significant hub in the entertainment industry. It's also steeped in history with references dating back to 1188.

#### Things to do in Borehamwood

Engaging in fun activities in Borehamwood is easy with its variety of options for people of all ages. One can support the local football club, Borehamwood FC, or be active in the numerous sports clubs in the town. Avid shoppers can explore the range of local shops and eateries while movie buffs can visit the world-renowned Elstree Studios or indulge in the local theatre scene. For the outdoor enthusiasts, Scratchwood country park is a popular spot for cycling, hiking, and communing with nature. Additionally, history buffs can soak up the area's history at Arkley Village and De Havilland Aircraft museum, showcasing Britain's aviation history.

#### Agent's information for buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances..
3. Passport photo ID for ALL connected purchasers and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers. The charge for this is £75 plus VAT per person. Unfortunately we will not be able to progress negotiating any offer unless we have ID, completed AML checks and proof of funds.



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