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Is there a **price** that would **tempt**  
you to **sell** or **let** your **property**?  
Contact us for a **free valuation**  
and let's see if we can **tempt** you!

# Temptation comes in many forms...



Borehamwood

£625,000



Borehamwood

£625,000

Sterling are delighted to offer this mature and well presented semi detached home to the open market. Positioned on a sought after residential road close to excellent schools and amenities, the property boasts three reception rooms in addition to an 'eat-in' kitchen dining room, three bedrooms and bathroom. Good size rear garden & driveway parking.



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Total area: approx. 102.5 sq. metres (1103.2 sq. feet)  
All measurements are approximate.  
Plan produced using PlanUp.



| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | Current                 | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current                 | Potential |
| (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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |









Offered for sale with a closed upper chain of just one further property and close to excellent schools and amenities.



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**Ground Floor**  
The front door opens to an entrance hall where there are stairs rising to the first floor landing and a door opening to the sitting room which is a typical front room with a full height bay window. Directly ahead of you a door leads to the open plan kitchen/dining room which has a range of base and eye level units with an archway opening directly to a second reception room which has two windows to the rear and a large roof lantern allowing ample natural light to flood this space. From here a sliding patio door opens to the conservatory which has panoramic views over the rear garden.

**First Floor**  
There is a window to the side aspect with a landing area with doors opening to all first floor accommodation. There is a hatch to the loft. Two of the bedrooms overlook the front aspect while the third is positioned at the rear with elevated views over the garden. There is a bathroom fitted with a white three piece suite to include a shower and shower screen over the bath.

**Outside**  
To the front of the property is a block paved driveway provided parking for up to three cars and part enclosed by retaining brick wall. There is a pedestrian gate to the side which leads into the rear garden. Directly to the rear of the property is a flagstone patio area which leads to the main portion of the garden which is laid to lawn and fully enclosed by fencing. There is a timber framed garden cabin to the rear boundary.

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, Boreham Wood 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.

Agents Information For Buyers  
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.



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