

*A Reputation To Rely Upon*



**Arundel Drive, Borehamwood, Hertfordshire WD6 2LE**

**£430,000**

- Three Bedroom Semi
- Spacious Dining Room That Opens On To The Garden
- Garage & Driveway
- Modern Family Bathroom
- 5 Minute Walk to Yavneh College
- Large Living Room
- Downstairs Toilet
- Fitted Wardrobes
- 10 Minute Walk to Town & Station
- South Side of Borehamwood



## 3B Arundel Drive, Borehamwood, Hertfordshire WD6 2LE

A very well presented three bedroom semi detached house located just a short walk from a number of schools and within a 10 minute walk of town & station. The house benefits from a good size living room, dining room, downstairs toilet and a garage that has potential to convert (subject to planning permission). The property is in very good condition throughout and comes with off street parking, a very modern bathroom, fitted wardrobes and conservatory.

### Entrance Hall

UPVC double glazed frosted entrance door, laminate wood flooring, CH radiator, sockets, stairs to first floor landing, doors leading to

### Downstairs WC



Tiled flooring, fully tiled walls, UPVC double glazed frosted window to the side, low flush WC, wash hand basin, heated towel rail, lighting.

### Kitchen/Breakfast Room

9'9 x 6'4 (2.97m x 1.93m)



Tiled flooring, partly tiled walls, range of fitted units both wall mounted and base, ample work surface area, one and a half bowl sink unit with mixer tap, integrated dishwasher, space for washer/dryer, integrated electric oven, five ring gas hob, extractor, sockets, CH radiator, telephone point, door leading through to garage

### Lounge

15'5 x 15'2 (4.70m x 4.62m)



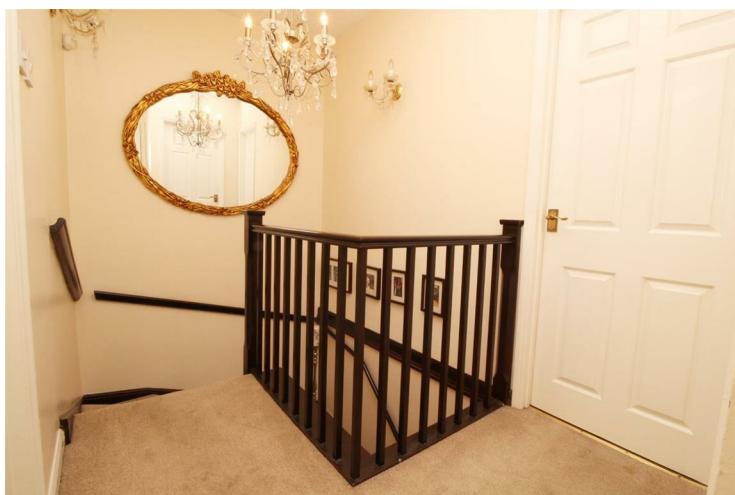
Laminate wood flooring, TV point, Sky point, CH radiator, sockets, timber framed glazed patio doors through to

### Conservatory



Laminate wood flooring, CH radiator, wall mounted lighting, UPVC double glazed windows to three sides, UPVC double glazed door to the side and UPVC double glazed French doors to the rear garden.

### First Floor Landing



Carpeted flooring, lighting, access to loft, large storage cupboard, doors leading to

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### Master Bedroom

14'11 x 9' (4.55m x 2.74m)



Laminate wood flooring, TV point, Sky point, UPVC double glazed window to the rear, CH radiator.

### Bedroom 2

9'1 x 8'5 (2.77m x 2.57m)

UPVC double glazed window to the front, sockets, TV point, Sky point, fitted wardrobes spanning part of one wall, CH radiator.

### Bedroom 3

11'2 x 5'9 (3.40m x 1.75m)

Laminate wood flooring, CH radiator, UPVC double glazed window to the rear, fitted wardrobes with up and over bed recess, TV point, Sky point.

### Family Bathroom



Tiled flooring, UPVC double glazed frosted window to the front, fully tiled walls, heated towel rail, large wash hand basin with mixer tap set in vanity unit, extractor, low flush WC, deep panel bath with mixer tap and separate rainfall shower with temperature and power settings.

### Rear Garden



Patio area, timber built shed, surrounding plants and shrubs, side gate giving access to the front, backing on to playing fields.

### Garage

13'8 x 7'8 (4.17m x 2.34m)

Space for American style fridge/freezer, up and over door, electrics, lighting, CH radiator..

N.B. Huge potential to convert subject to planning permission

### Front Garden

Driveway giving parking







Approximate Gross Internal Area  
(Including Garage)  
98.9 sq m / 1043 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		58	78
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		51	73
England & Wales		EU Directive 2002/91/EC	