

A Reputation To Rely Upon



Lullington Garth, Borehamwood, WD6 2HD

£660,000

- Three bedroom semi detached house
- Detached workshop / outhouse
- Downstairs toilet
- Large living room
- Fitted wardrobes
- Huge potential to extend STPP
- Utility room (in garage)
- 100ft Rear garden
- Garage & large driveway
- Chain free

37 Lullington Garth, Borehamwood, WD6 2HD

An extended three bedroom semi detached house that is located on the southside of Borehamwood in one of the areas most sought after roads. This rare opportunity allows you to purchase this property with huge potential to extend to either the side or rear, giving huge scope to turn this property in to a large 5/6 bedroom house STPP (subject to planning permission). The property benefits from a detached garage to the side, with a driveway that has parking for 5 plus cars, a superb southerly faced rear garden, downstairs toilet, good size living room, dining room, fitted wardrobes and detached outhouse / workshop at the back of the garden. CHAIN FREE!

Entrance Porch

Partly frosted UPVC entrance door through to porch, wood flooring, CH radiator, sockets, telephone point, door leading through to

Hallway



Wood flooring, CH radiator, under stairs storage cupboard, stairs to first floor landing, thermostat control, doors leading to

Downstairs WC

Low flush WC, wood flooring, wash hand basin, CH radiator, UPVC double glazed frosted window to the front.

Lounge

21'6 x 12'1 (6.55m x 3.68m)



Wood flooring, double aspect room with UPVC double glazed windows to both the side and rear. two CH radiators, sockets, feature fireplace, Sky point, telephone point, TV point, double opening through to

Dining Room

13'3 x 9'2 (4.04m x 2.79m)



Wood flooring, UPVC double glazed window to the rear, CH radiator, sockets, UPVC double glazed French doors to the rear garden.

Kitchen/Breakfast Room

9'1 x 9'1 (2.77m x 2.77m)



Lino tiled effect flooring, partly tiled walls, CH radiator, range of fitted units both wall mounted and base, UPVC double glazed window to the front, space for fridge/freezer, sockets, built in electric oven, four ring gas hob, one and a half bowl sink unit with mixer tap. wall mounted boiler, extractor, sockets, plumbing for washing machine/tumble dryer, UPVC double glazed door to

Lobby/Walkway

PVC roof with door giving access to the front of the property and the rear garden, door leading to garage.

First Floor Landing

Carpeted flooring, sockets, access to loft, doors leading to

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Master Bedroom

11'8 to fitted wardrobes x 11'7 (3.56m to fitted wardrobes x 3.53m)



Double aspect room with UPVC double glazed windows to both the rear and the side, carpeted flooring, CH radiator, TV point, Sky point, sockets, fitted wardrobes.

Bedroom 2

11'6 x 8'7 to fitted wardrobes (3.51m x 2.62m to fitted wardrobes)



Fitted wardrobes, CH radiator, sockets, UPVC double glazed window to the rear.

Bedroom 3

9'1 x 8'1 to fitted wardrobes (2.77m x 2.46m to fitted wardrobes)



Double aspect room with UPVC double glazed windows to the front and the side, CH radiator, carpeted flooring, sockets.

Family Bathroom



Lino tiled effect flooring, fully tiled walls, two UPVC frosted double glazed windows to the front, heated towel rail, CH radiator, low flush WC, wash hand basin, deep panel bath with mixer tap, hand held shower attachment and separate shower with temperature and power settings.

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Rear Garden



Large patio area, mostly laid to lawn, secluded garden with plants and shrubbery, space for greenhouse, timber built shed, side gate to the side giving access to the front, UPVC double glazed French doors to garage, hardwood security door leading to



Large Timber Outhouse



UPVC double glazed windows to the side and the front, laminate wood flooring, lighting, sockets, separate fuse board.

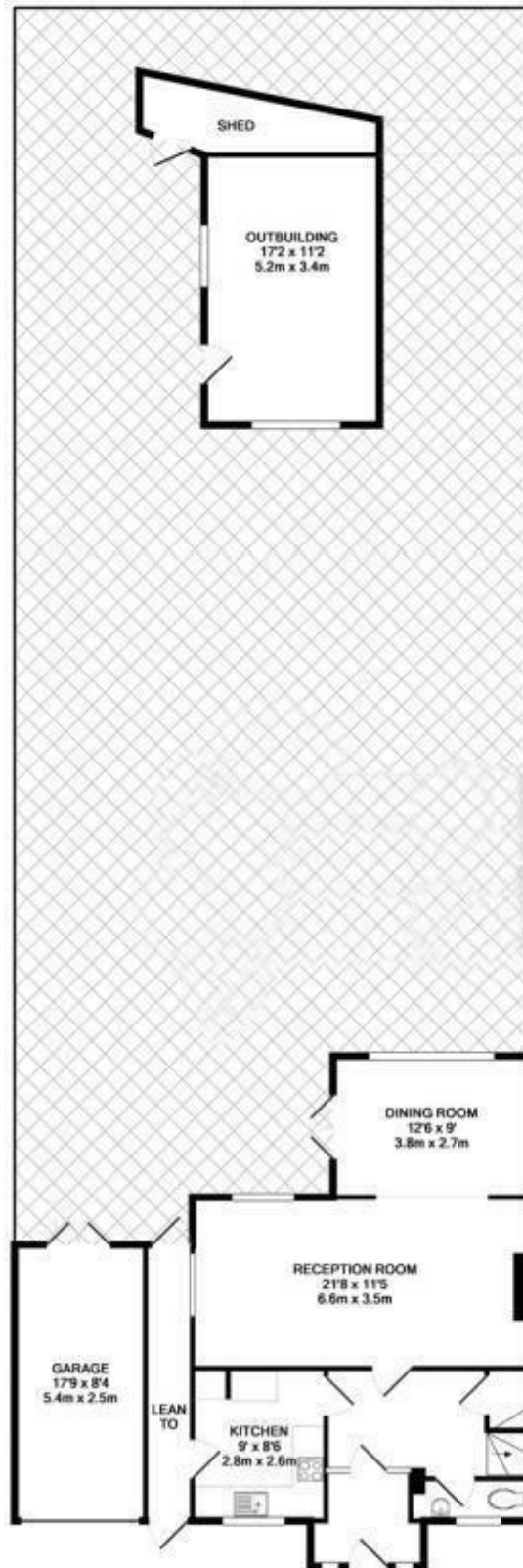
Front Garden

Large driveway

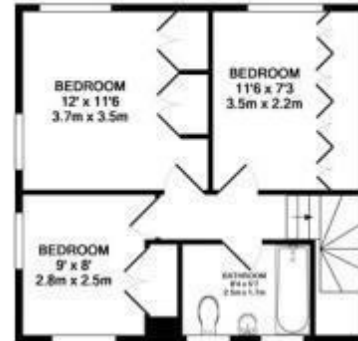
Garage

17'11 x 9'1 (5.46m x 2.77m)

Up and over door, sockets, lighting, wall mounted fuse box, space for fridge/freezer, storage, utility area, UPVC double glazed French doors to the rear garden.



GROUND FLOOR
APPROX. FLOOR
AREA 1015 SQ.FT.
(94.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 440 SQ.FT.
(40.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1455 SQ.FT. (135.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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			
		63	77
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
		56	71
England & Wales		EU Directive 2002/91/EC	