

A Reputation To Rely Upon



Stratfield Road, Borehamwood, Hertfordshire WD6 1UQ

Offers In Excess Of £500,000

- Three Double Bedrooms
- Downstairs Toilet
- Fitted Wardrobes in All Bedrooms
- Separate Dining Room
- Five Minute Walk to Station
- TOWN CENTRE
- Garage & Good Size Driveway
- Large Living Room
- Lean To / Utility Area
- Chain Free

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A three double bedroom house located just a 2 minute walk from Borehamwood town centre, offered in good condition throughout, with a large living room, dining room, downstairs toilet, garage & good size driveway and great size rear garden, also benefiting from a lean-to / utility area,. The house is located within a 5 minute walk of the mainline station, Tesco and Borehamwood shopping park. Chain free.

Entrnace Hall

UPVC double glazed frosted security entrance door, laminate wood flooring, CH radiator, stairs to first floor landing, under stairs storage, lighting, doors leading to

Downstairs WC



UPVC double glazed frosted window to the front, low flush WC, wash hand basin with mixer tap set in vanity unit, heated towel rail, lighting.

Lounge

19'10 x 14'1 (6.05m x 4.29m)



Two CH radiators, sockets, telephone point, open feature fireplace, spotlighting, laminate wood flooring, double doors through to kitchen, large opening through to



Family/Dining Room

19'5 x 8'6 (5.92m x 2.59m)



Laminate wood flooring, CH radiator, sockets, wall mounted feature lighting, spotlighting, two UPVC double glazed windows to the rear, UPVC double glazed door leading to

Lean To/Utility Room

UPVC double glazed door leading to rear garden, external sink, lighting, electrics, UPVC double glazed door leading to front garden.

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Kitchen

8'6 x 8' (2.59m x 2.44m)



UPVC double glazed window to the front, tiled flooring, partly tiled walls, one and a half bowl sink unit with mixer tap, five ring Bosch hob, integrated Bosch double oven, extractor, sockets, integrated fridge/freezer, integrated washing machine, integrated dishwasher.

First Floor Landing

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

Bedroom 1

14'9 x 11'2 (4.50m x 3.40m)



Fitted wardrobes spanning one wall and part of another, CH radiator, TV point, sockets, telephone point, UPVC double glazed window to the rear, spotlighting on dimmer switch.

Bedroom 2

12'2 x 9'1 (3.71m x 2.77m)



Carpeted flooring, fitted wardrobes spanning one wall, UPVC

double glazed window to the front, CH radiator, TV point, lighting on dimmer switch.

Bedroom 3

11'8 to fitted wardrobes x 8'9 (3.56m to fitted wardrobes x 2.67m)



Fitted wardrobes spanning most of one wall, lighting on dimmer switch, UPVC double glazed window to the rear, fitted wardrobes, CH radiator, TV point, telephone point, sockets.

Family Bathroom



Tiled flooring, mostly tiled walls, UPVC double glazed frosted window to the front, low flush WC, wash hand basin with mixer tap, deep panel bath with mixer tap and hand held shower attachment, heated towel rail, spotlighting, extractor.

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Rear Garden



Patio area, mostly laid to lawn, plants and shrubbery, timber built shed, garage, sheltered side access to the front

Front Garden

Driveway giving parking, shrubbery and borders.





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			
		65	84
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			
		62	81
England & Wales		EU Directive 2002/91/EC	