

A Reputation To Rely Upon



Barnet Lane, Borehamwood, Hertfordshire WD6 3HF

£389,950

- Three double bedrooms
- Great size kitchen diner
- 27" Lounge
- Private garden
- Close to local shops
- Duplex maisonette
- Guest toilet
- Garage
- Fantastic location
- Fitted wardrobes

Oak Tree Court Barnet Lane, Borehamwood, Hertfordshire WD6 3HF

A rarely available three double bedroom duplex maisonette that is situated in the heart of Elstree just a short walk from London bus links (107), local shops and Aldenham Country Park. The property has a beautifully presented kitchen, guest toilet, 27" lounge, fitted wardrobes, private garden and garage, offered in good condition and located in a quiet cul de sac.

Entrance Hall

Hardwood partly frosted glazed security entrance door, frosted glazed window, sockets, lighting on dimmer switch, carpeted stairs to

First Floor Landing

Hardwood flooring, CH radiator, large storage cupboard, wall mounted thermostat control, door leading to small lobby area, doors leading to

Kitchen/Breakfast Room

14'10 x 11'10 (4.52m x 3.61m)



Tiled flooring, range of fitted units both wall mounted and base, ample work surface area, partly tiled walls, built in electric oven and four ring gas hob, extractor, UPVC double glazed window to the rear, single bowl sink unit with mixer tap, integrated washing machine, integrated dishwasher, space for American style fridge/freezer, CH radiator, sockets, spotlighting

Master Bedroom

16'5 x (5.00m x)



Fitted wardrobes with sliding mirrored doors spanning most of two walls with up and over bed recess area, built in bed side tables, CH radiator, UPVC double glazed window to the front, sockets, TV point, Sky point.

Bedroom 2

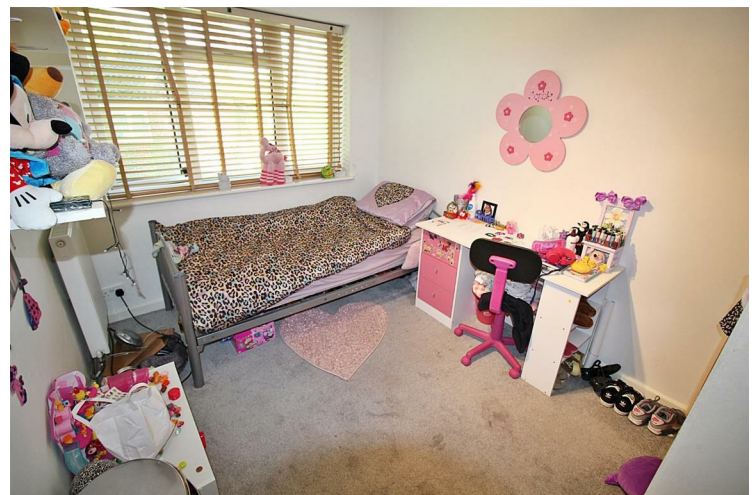
11' x 9'10 (3.35m x 3.00m)



Carpeted flooring, CH radiator, UPVC double glazed window to the front, sockets, TV point, telephone point, fitted cupboard.

Bedroom 3

9'2 x 8'3 (2.79m x 2.51m)



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

Bathroom



Tiled flooring, fully tiled walls, frosted UPVC double glazed

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window to the rear, deep panel bath with mixer tap and hand held shower attachment, low flush WC, CH radiator, wash hand basin with mixer tap.

Second WC



Tiled flooring, partly tiled walls, wash hand basin with mixer tap, low flush WC, lighting, extractor.

Lobby Area

Carpeted flooring, under stairs storage cupboard, stairs to second floor landing

Second Floor Landing

Carpeted flooring, opening through to

Living/Family Room

27'7 x 12'7 (8.41m x 3.84m)



Carpeted flooring, sockets, four velux timber framed double glazed windows to the rear, ample storage in the eaves, storage cupboard, two CH radiators, spotlighting on dimmer switch, telephone point, Sky point, TV point.

External

Private garden and garage

Seperate Garage

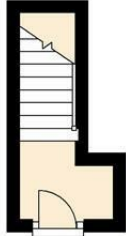


Up and over door



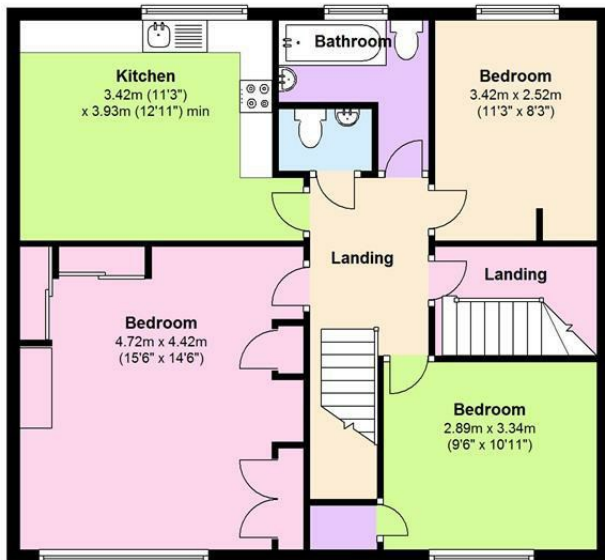
Ground Floor

Approx. 3.3 sq. metres (35.4 sq. feet)



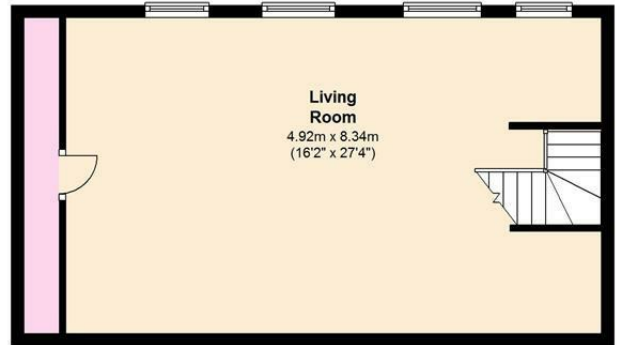
First Floor

Approx. 74.0 sq. metres (796.0 sq. feet)



Second Floor

Approx. 44.2 sq. metres (476.0 sq. feet)



Total area: approx. 121.5 sq. metres (1307.4 sq. feet)

This floorplan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measures or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let. Plan produced using PlanUp.

| 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 | | | |
| | | 71 | 78 |
| 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 | | | |
| | | 68 | 75 |
| England & Wales | | EU Directive 2002/91/EC | |