

*A Reputation To Rely Upon*



**Elmwood Avenue, Borehamwood, Hertfordshire WD6 1SZ**

**Asking Price £465,000**

- 3 Double Bedrooms
- Large Rear Garden
- South Side Of Borehamwood
- Close To Station
- Chain Free
- 2 Minute Walk To Yavneh College
- Needs Modernising
- Off Street Parking
- Sought After Location



## 20 Elmwood Avenue, Borehamwood, Hertfordshire WD6 1SZ

Located on a quiet popular residential road is this three double bedroom house, offered with a large living room and huge potential to extend s.t.p.p. Close proximity to Yavneh primary and senior school, local shops, primary schools, town and station. The property briefly comprises of: lounge, kitchen, and bathroom. The property also benefits from a large rear garden and off street parking.

### Entrance Hall

Hardwood security entrance door, double glazed window to the side, CH radiator, carpeted flooring, under stairs storage cupboard housing meters, stairs to first floor landing, doors leading to

### Kitchen

13'2 x 12'9 (4.01m x 3.89m)



Lino flooring, range of fitted units both wall mounted and base, ample work surface area, hardwood door giving access to the side, CH radiator, space for dishwasher, space for washing machine, space for fridge/freezer, space for oven, single bowl sink unit, UPVC glazed window to the front, sockets, TV point.

### Lounge

19'5 x 11'3 (5.92m x 3.43m)



Carpeted flooring, two UPVC double glazed windows to the rear, UPVC double glazed French doors to the rear garden, wall mounted feature lighting, sockets,

### First Floor Landing

Carpeted flooring, access to the loft, cupboard housing water tank, doors leading to

### Master Bedroom

11'12 x 10'8 (3.35m x 3.25m)



UPVC double glazed window to the rear, CH radiator, carpeted flooring, sockets, fitted wardrobes spanning most of one wall.

### Bedroom 2

10'8 x 9'9 (3.25m x 2.97m)



Carpeted flooring, UPVC double glazed window to the front, CH radiator, built in cupboard.



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### Bedroom 3

11'3 x 7'4 (3.43m x 2.24m)



Carpeted flooring, CH radiator, sockets, UPVC double glazed window to the rear.

### Family Bathroom



Carpeted flooring, partly tiled walls, wash hand basin with mixer tap, deep panel bath with mixer tap and shower attachment, UPVC double glazed frosted window to the front, low flush WC, CH radiator, bidet.

### Rear Garden



Mostly laid to lawn, brick outhouse, side gate giving access to the front.

### Front Garden

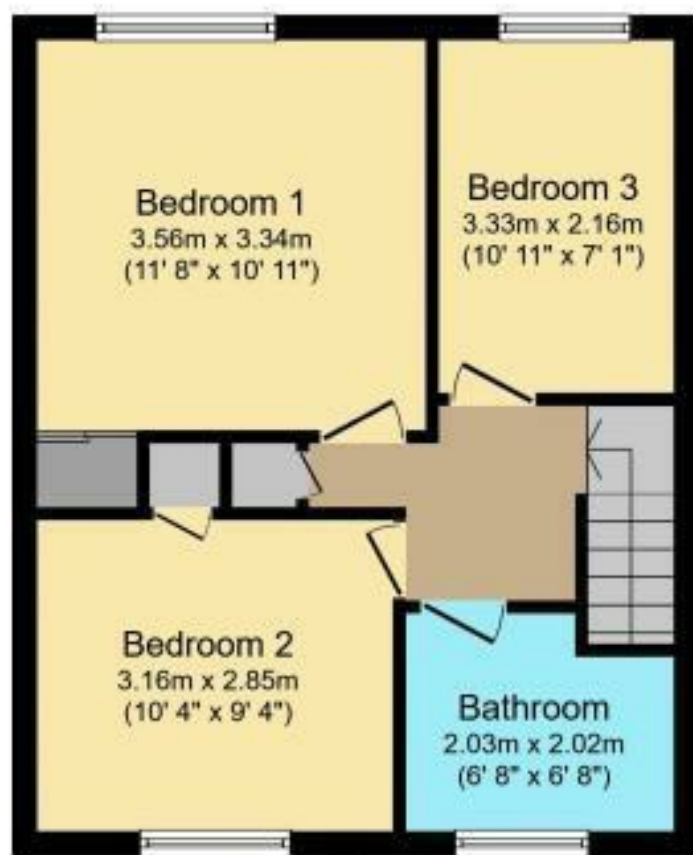
Driveway giving off street parking.





### Ground Floor

Floor area 42.0 sq. m. (452 sq. ft.) approx



### First Floor

Floor area 42.0 sq. m. (452 sq. ft.) approx

Total floor area 84.0 sq. m. (904 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property.  
Plan created for Get An Offer.

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