

A Reputation To Rely Upon



Rossington Avenue, Borehamwood, WD6 4LA

Guide Price £409,950

- Three Bedrooms
- Good Size Kitchen Diner
- Sunny Aspect Garden
- Gas Central Heating
- Chain Free
- End of Terrace House
- Large Driveway
- Huge Potential to Extend
- Close to Bus Links

77 Rossington Avenue, Borehamwood, WD6 4LA

A good size three bedroom end of terrace house located just a short walk from local shops, schools and London bus links. The house is offered in good condition with a large driveway, sunny aspect garden, good size kitchen breakfast room and a large master bedroom. The property also offers huge potential to extend subject to planning.

Entrance Hall

UPVC partly frosted glazed entrance door, laminate wood flooring, Stairs to first floor landing, CH radiator, door leading to

Lounge

13' x 12'5 (3.96m x 3.78m)



Laminate wood flooring, UPVC double glazed window to the front, CH radiator, Tv point, electric fireplace, sockets, built in storage cupboard, door through to

Kitchen/Dining Area

15' x 9' (4.57m x 2.74m)



UPVC double glazed window to the rear, UPVC double glazed frosted door to the rear garden, tiled flooring, partly tiled walls, range of fitted units both wall mounted and base, ample work surface area, integrated oven and microwave, five ring gas hob, extractor, space for fridge/freezer, integrated washing machine, integrated dishwasher, TV point, sockets, CH radiator, one and a half bowl sink unit with mixer tap., lighting, large under stairs storage cupboard with space for tumble dryer.

First Floor Landing

Carpeted flooring, access to loft, sockets, UPVC double glazed window to the side, doors leading to

Master Bedroom

13' to fitted wardrobes x 10'2 (3.96m to fitted wardrobes x 3.10m)



Laminate wood flooring, two UPVC double glazed windows to the front, CH radiator, sockets, lighting, built in wardrobe.

Bedroom 2

10'1 x 8'6 (3.07m x 2.59m)



Laminate wood flooring, UPVC double glazed window to the rear overlooking garden, CH radiator, sockets, lighting.

Bedroom 3

10'5 x 7'8 (3.18m x 2.34m)

Laminate wood flooring, UPVC double glazed window to the rear, CH radiator, sockets, UPVC double glazed window to the front, telephone point.

Family Bathroom



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

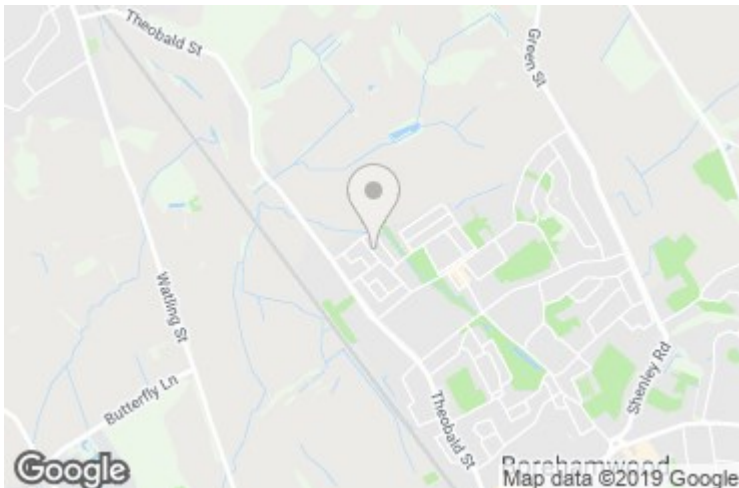
Rear Garden



Patio area, mostly laid to lawn, timber built shed, side gates giving access to both sides.

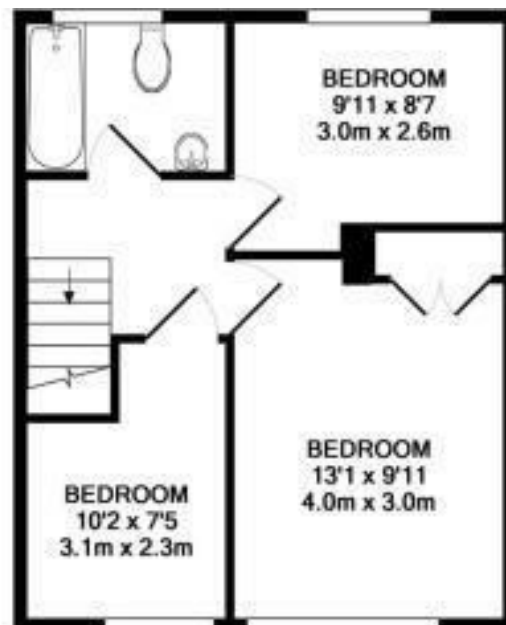
Front Garden

Driveway giving parking, side gate giving access to the front.






GROUND FLOOR
APPROX. FLOOR
AREA 324 SQ.FT.
(30.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 371 SQ.FT.
(34.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 695 SQ.FT. (64.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements 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			86
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	56	84
(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		
England & Wales		EU Directive 2002/91/EC