

*A Reputation To Rely Upon*



**Coleridge Way, Borehamwood, WD6 2AE**

**£1,600 Per Month**

- Three double bedrooms
- Guest cloakroom
- Situated in a modern development
- Sunny aspect garden
- Double glazing
- En suite shower room
- Garage & driveway
- Close to town & station
- Good size lounge
- Gas central heating



## 5 Coleridge Way, Borehamwood, WD6 2AE

A three double bedroom property offered in very good condition throughout, with a fantastic size master suite that has a walk-in wardrobe and en suite, offered with a guest cloakroom, garage & driveway and sunny aspect garden. The property is situated in one of Borehamwood's most popular modern developments that is a 2 minute walk from town, station and within a short walk of Yavneh College.

### Entrance Hall

Hardwood partly frosted glazed security entrance door, wood flooring, CH radiator, UPVC double glazed window to the front, stairs to first floor landing, under stairs storage area, sockets, TV point, doors leading to

### Downstairs WC

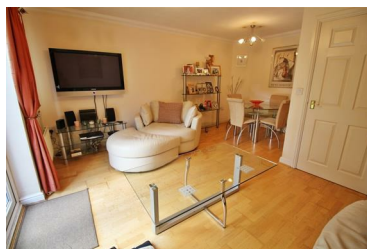
Tiled flooring, fully tiled walls, CH radiator, low flush WC, extractor, wash hand basin with mixer tap.

### Lounge/Dining Area

16'6 x 14'9 (5.03m x 4.50m)



Wood flooring, two UPVC double glazed windows to the rear, two CH radiators, UPVC double glazed French doors to the rear, TV point, Sky point, sockets.



### Kitchen

8'9 x 8'5 (2.67m x 2.57m)



UPVC double glazed window to the front, tiled flooring, partly tiled walls, range of fitted units both wall mounted and base, ample work surface area, one and a half bowl sink unit with mixer tap, space for dishwasher, integrated fridge/freezer, integrated double electric oven, four ring gas hob, extractor, spotlighting, sockets, space for washing machine.

### First Floor Landing

Carpeted flooring, airing cupboard, UPVC double glazed window to the front, CH radiator, sockets, stairs to second floor landing, doors leading to

### Bedroom 2

15' x 9'5 (4.57m x 2.87m)



Carpeted flooring, two UPVC double glazed windows to the rear, two CH radiators, sockets.

### Bedroom 3

10'9 x 9'5 (3.28m x 2.87m)

UPVC double glazed window to the front, TV point, sockets, telephone point, carpeted flooring.

### Family Bathroom

Laminate wood flooring, UPVC double glazed frosted window to the side, spotlighting, deep panel bath with mixer tap and shower attachment, partly tiled walls, low flush WC, CH radiator, shaver point, extractor, wash hand basin with mixer tap.

### Second Floor Landing

Carpeted flooring, sockets, lighting, door leading to

### Master Bedroom

15'8 x 11'5 (4.78m x 3.48m)

UPVC double glazed window to the front, CH radiator, carpeted flooring, sockets, TV point, opening through to

### Walk-In Wardrobe Area

9'8 x 6'5 to fitted wardrobes (2.95m x 1.96m to fitted wardrobes)  
Timber framed velux window to the rear, CH radiator, carpeted flooring, door leading to

### En-Suite Shower Room

Laminate wood flooring, double glazed frosted timber framed Velux window to the rear, partly tiled walls, spotlighting, extractor, low flush WC, CH radiator, wash hand basin with mixer tap, shaver point, fully tiled and enclosed corner shower cubicle with power and temperature settings.

### Rear Garden



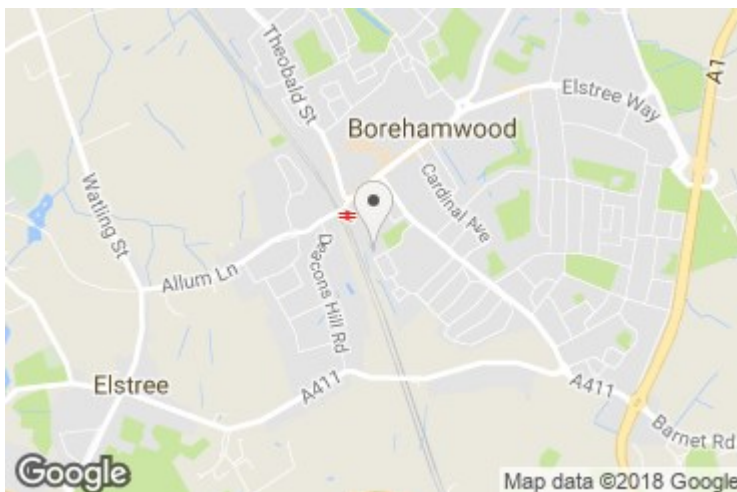
Paving area, surrounding shrubbery and borders, side gate giving access to the front, access to garage

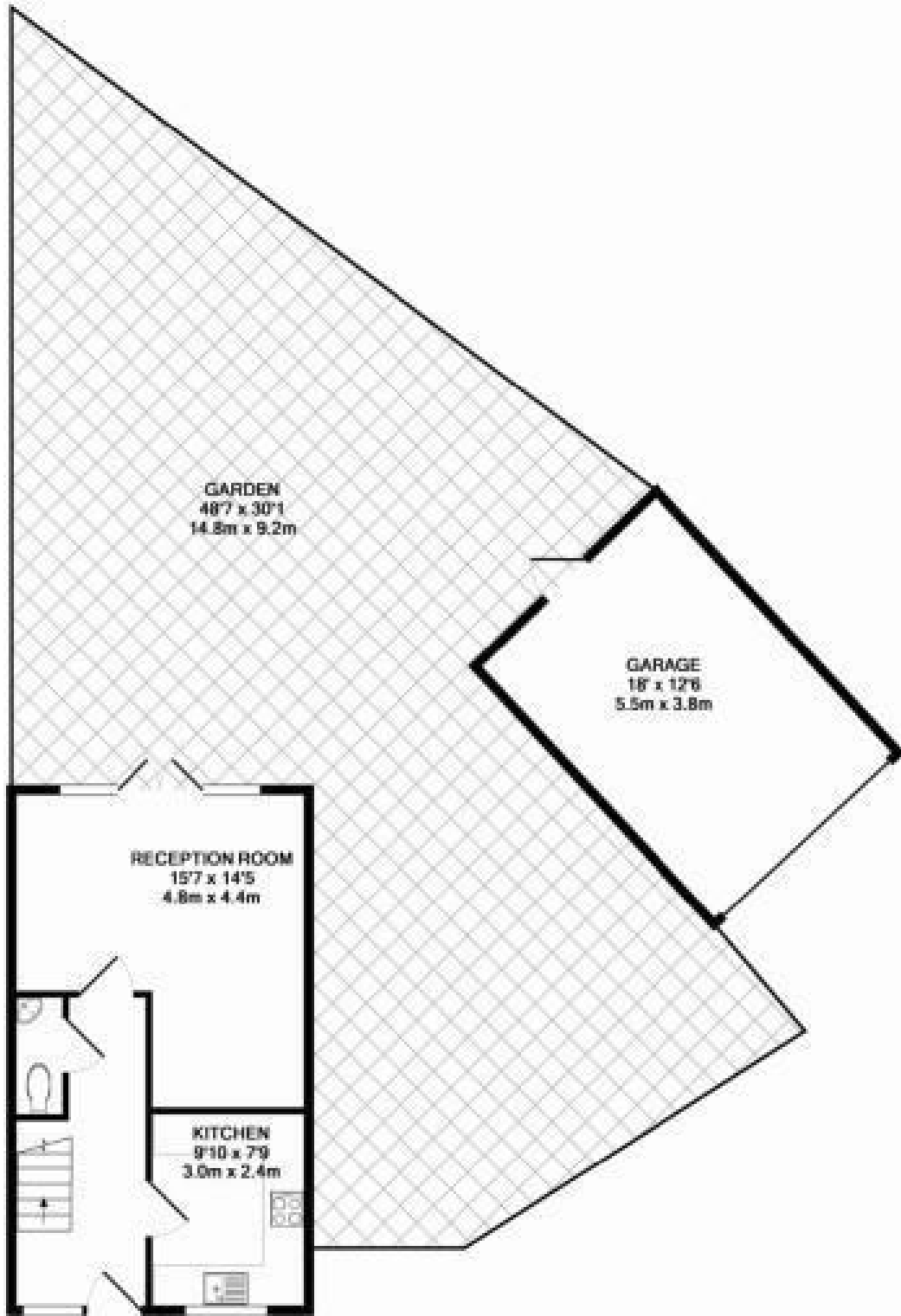
### Front Garden

Partly laid to lawn, shrubbery.

### Garage

Up and over door, power and lighting.





**TOTAL APPROX. FLOOR AREA 118.4 SQ.M. (1274 SQ.FT.)**

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	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	<b>71</b>
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
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