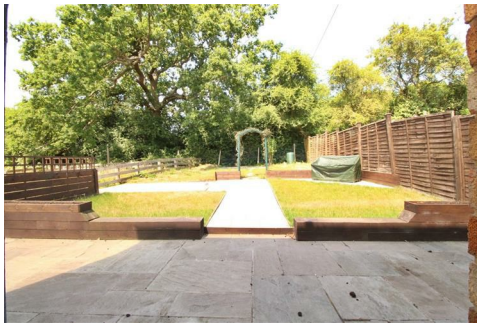
Tel: 0208 905 2255
info@simmonsestates.co.uk

A Reputation To Rely Upon



Berwick Road, Borehamwood, Hertfordshire WD6 4BE

£410,000

- Three Double Bedrooms
- Downstairs Toilet
- Huge Potential to Extend
- 20ft Living Room
- Large Rear Garden

27 Berwick Road, Borehamwood, Hertfordshire WD6 4BE

A three double bedroom end of terrace house situated in a quiet residential road, offered with a good size lounge, downstairs toilet, off street parking and good size bedrooms. The house is offered with potential to extend (subject to planning permission), benefiting from a large rear garden, ample storage, gas heating, double glazing and is an ideal first time buy or up-size. Chain Free.

Entrance Porch
UPVC entrance door, tiled flooring, UPVC double glazed frosted door through to

Lounge
21' x 12' (6.40m x 3.66m)
Carpeted flooring, TV point, sockets, UPVC double glazed window to the front, CH radiator, stairs to first floor landing, telephone point, door leading to

Inner Lobby Area
Lino wood effect flooring, door to downstairs WC, door through to

Kitchen/Breakfast Room
17' x 8'8 (5.18m x 2.64m)

Lino wood effect flooring, range of fitted units both wall mounted and base, ample work surface area, space for electric oven, four ring gas hob, extractor, sockets, partly tiled walls, space for fridge/freezer, UPVC double glazed window to the rear, CH radiator, UPVC double glazed frosted door to the rear garden.

Downstairs WC
Lino wood effect flooring, UPVC double glazed frosted window to the rear, partly tiled walls, extractor, wash hand basin with mixer tap, low flush WC.

First Floor Landing
Carpeted flooring, access to loft, UPVC double glazed window to the rear, sockets, storage cupboard, thermostat, CH radiator, doors leading to

Bedroom 1
12'8 x 10'4 (3.86m x 3.15m)

Carpeted flooring, UPVC double glazed window to the front, fitted double wardrobe.

Bedroom 2
13'8 x 9'7 (4.17m x 2.92m)

UPVC double glazed window to the front, carpeted flooring, sockets, storage cupboard.

Bedroom 3
8'9 x 8'9 (2.67m x 2.67m)
UPVC double glazed window to the rear, carpeted flooring, sockets, fitted cupboard

Family Shower Room
Carpeted flooring, partly tiled walls, UPVC double glazed frosted window to the rear, fully tiled and enclosed shower cubicle with temperature and power settings, low flush WC, heated towel rail, wash hand basin, spotlighting.

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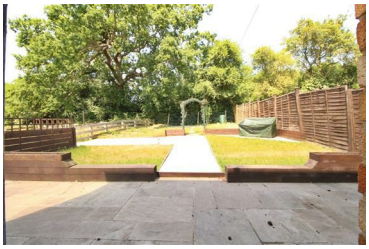
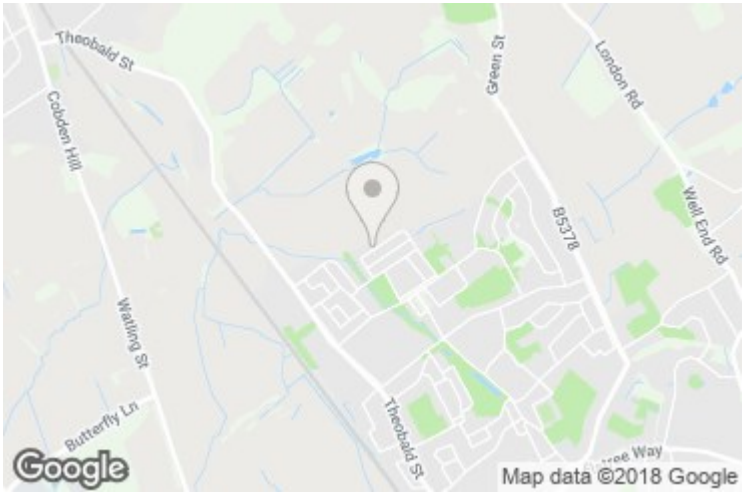
Rear Garden

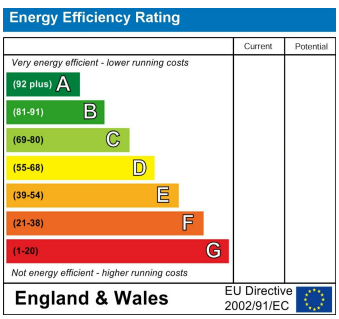


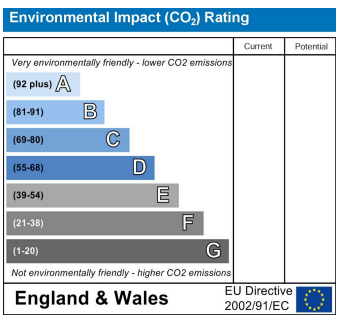
Laid to lawn, patio area, side gate giving access to the front, backing on to fields.

Front Garden

Driveway giving parking for multiple vehicles.




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
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
England & Wales
EU Directive 2002/91/EC