

A Reputation To Rely Upon



Wordsworth Gardens, Borehamwood, Hertfordshire WD6 2AB

£479,950

- TOWN CENTRE
- Good Size Kitchen Diner Overlooking Garden
- Two Bath / Shower Rooms (One En Suite)
- Three Reception Rooms
- Downstairs Toilet
- Three Bedroom House
- Off Street Parking
- Utility Room
- 2 Minute Walk to Station
- Chain Free

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A three bedroom, two bath / shower room, three reception semi detached house located just a few minutes walk from town & station, offered in good condition with a good size living room, large TV / family room, study, sunny aspect garden and off street parking (driveway). The house is in good condition throughout and benefiting from a downstairs toilet, utility room, Juliet balcony which overlooks a green and spacious kitchen diner.

Entrance Hall

Hardwood partly frosted glazed entrance door, inset mat, hardwood flooring, storage cupboard, large under stairs storage cupboard, stairs to first floor landing, CH radiator, sockets, doors leading to

Downstairs WC

CH radiator, low flush WC, wash hand basin with mixer tap, extractor, lighting.

Utility Room

Wood flooring, CH radiator, UPVC double glazed window to the rear, timber framed door to the rear garden, space for washing machine, space for tumble dryer, space for fridge freezer, single bowl sink unit with mixer tap, range of fitted units both wall mounted and base, ample work surface area.

TV/Family Room

16'11 x 8'5 (5.16m x 2.57m)

Wood flooring with under floor heating, spotlighting on dimmer switch, sockets, sliding glass doors through to

Study/Storage Room

8'5 x 8'4 (2.57m x 2.54m)

UPVC double glazed window to the rear, wood flooring, sockets, CH radiator, spotlighting on dimmer switch.

First Floor Landing

Carpeted flooring, CH radiator, stairs to second floor landing, doors leading to

Kitchen/Breakfast Room

15'2 x 9'3 (4.62m x 2.82m)



Lino tiled effect flooring, range of fitted units both wall mounted and base, ample work surface area, integrated double electric oven, four ring gas hob, extractor, sockets, integrated fridge/freezer, integrated dishwasher, one and a half bowl sink unit with mixer tap, partly tiled walls, CH radiator, two UPVC double glazed windows to the rear, spotlighting.

Lounge

16'1 x 15'5 (4.90m x 4.70m)

Carpeted flooring, two UPVC double glazed window to the front, UPVC double glazed French doors leading to Juliet balcony, two CH radiators, sockets, TV point, Sky point.

Second Floor Landing

Carpeted flooring, access to loft, storage cupboard,, sockets, CH radiator, doors leading to

Family Bathroom

Lino flooring, mostly tiled walls, timber framed Velux window to the rear, extractor, spotlighting, CH radiator, low flush WC, deep panel bath with mixer tap and hand held shower attachment, wash hand basin with mixer tap.

Master Bedroom

11'11 x 10'4 (3.63m x 3.15m)



Carpeted flooring, UPVC double glazed window to the front, fitted wardrobes, CH radiator, sockets, TV point, door through to

En-Suite Shower Room

Lino flooring, mostly tiled walls, timber framed Velux window to the front, CH radiator, low flush WC, shaver point, wash hand basin, fully tiled and enclosed shower cubicle with temperature and power settings, spotlighting, extractor.

Bedroom 2

12' to fitted wardrobes x 8'4 (3.66m to fitted wardrobes x 2.54m)

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

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Rear Garden



Mostly laid to lawn, patio area, colour changing lights in the floor.

Front Garden

Mostly laid to lawn.



