



Buckingham Road, Borehamwood,

Offers In Excess Of £425,000

- Two Double Bedroom House
- Well-Presented Throughout
- South Side Of Borehamwood
- Potential to Extend (STPP)
- Side Access To Rear
- Large Modern Kitchen Diner
- Fully Tiled Bathroom
- Sunny West Facing Rear Garden
- 5 Minute Walk to Yavneh College
- Off Street Parking For Two Cars

This beautifully presented two double-bedroom terraced home is ideally situated on a quiet residential street in the sought-after Southside of Borehamwood. Combining traditional charm with modern living, the property offers a fantastic opportunity for first-time buyers, growing families, or those seeking a home with scope for future development (STPP).

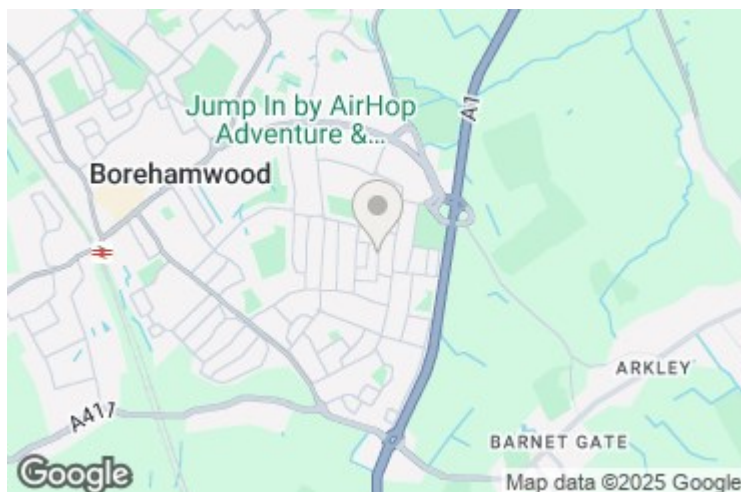
Upon entry, you're welcomed by a bright and airy porch that leads into a spacious hallway. The generous lounge is warm and inviting, ideal for relaxing or entertaining, while the large, contemporary kitchen-diner provides ample storage and workspace, with room for dining and direct access to a sunny, well-maintained rear garden, perfect for outdoor living.

Upstairs, the home features two spacious double bedrooms, both bathed in natural light. The main bedroom presents excellent potential to be divided into two rooms, a popular enhancement in similar properties. With further opportunities to extend into the loft or rear (subject to planning permission), the home offers significant potential to grow with your needs.

Outside, enjoy a beautifully kept west facing rear garden with side access, complete with large shed with running electricity, ideal for gatherings or family time. At the front, a private driveway provides off-street parking for two vehicles.

Located just moments from Borehamwood High Street and the Boulevard Shopping Centre, residents can enjoy a wide selection of shops, cafes, supermarkets, and leisure facilities. The home is also conveniently close to excellent schools, including Yavneh College, along with a range of nurseries and primary schools.

Perfect for commuters, the property offers excellent transport links with nearby bus routes and Elstree & Borehamwood Station providing direct Thameslink services into Central London. Major roads including the A1, A41, M25, and M1 are all within easy reach.



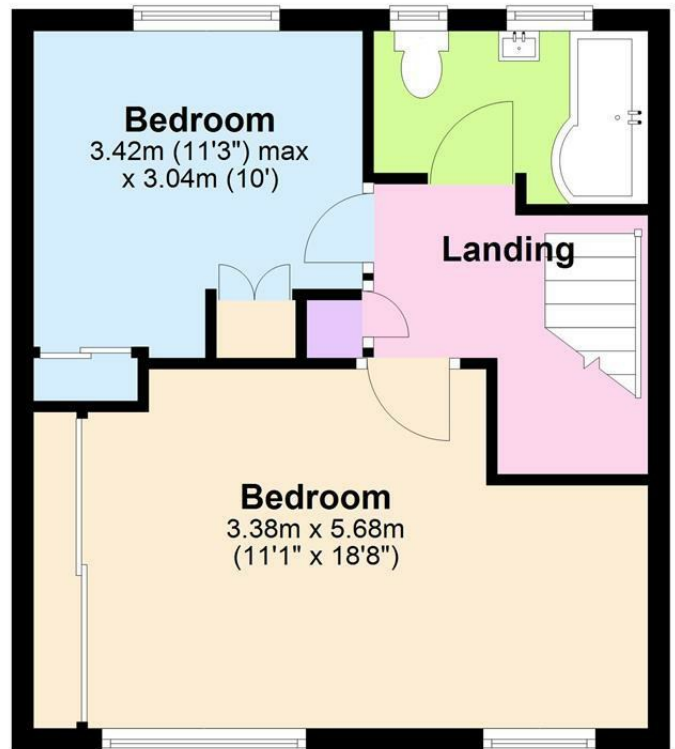
Ground Floor

Approx. 34.0 sq. metres (366.2 sq. feet)



First Floor

Approx. 37.3 sq. metres (401.4 sq. feet)



Total area: approx. 71.3 sq. metres (767.6 sq. feet)

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 CO ₂ 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 CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		