



Campions Close, Borehamwood,

£1,900 PCM

- Three Bedroom Detached House
- Three Reception Rooms
- Quiet Cul De Sac
- Modern Bathroom
- 15/20 Minute Walk to Town & Station
- Optional Forth Downstairs Bedroom
- Downstairs Toilet
- Potential to Extend STPP
- Great Size Living Room
- Fitted Wardrobes in Three Bedrooms

A three/four bedroom detached house that is situated in a quiet cul de sac, just off Cowley Hill. The property benefits from three reception rooms which comprise of, a great size lounge, dining room and TV/Playroom, a wrap-around garden, downstairs toilet. Offered with fitted wardrobes in three bedrooms, and located just a 5-minute walk from a number of schools, London bus links and, within a 15/20 minute walk of Borehamwood town centre & station.

Entrance Hallway

Hardwood partly frosted glazed security entrance door, solid wood flooring, sockets, CH radiator, stairs to first floor landing, doors leading to

Downstairs WC



Tiled flooring, partly tiled walls, low flush WC, UPVC frosted double glazed window to the side, wash hand basin with mixer tap, CH radiator, wall mounted fuse board.

Reception Room

15'2 x 7'3 (4.62m x 2.21m)



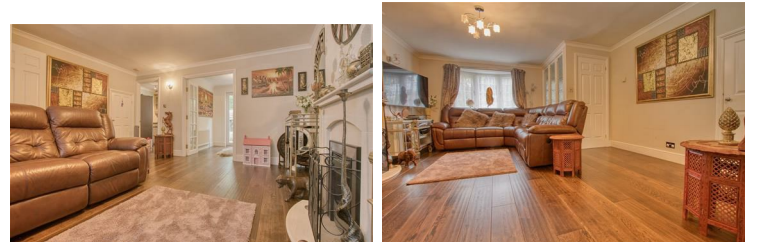
UPVC double glazed window to the front, CH radiator, solid wood flooring, sockets, spotlighting.

Lounge

15'3 x 14'1 (4.65m x 4.29m)



Solid wood flooring, UPVC double glazed bay window to the front, sockets, TV point, feature electric fireplace with stone surround, large under stairs storage cupboard, door leading to kitchen, French glazed doors leading through to



Dining Room

8'10 x 8'8 (2.69m x 2.64m)



Solid wood flooring, CH radiator, sockets, UPVC double glazed patio doors leading to rear garden.



Breakfast Room

13'4 x 7'8 (4.06m x 2.34m)



L-Shaped Kitchen/Breakfast Room



Carpeted flooring, UPVC double glazed window to the rear, range of fitted units both wall mounted and base, ample work surface area, partly tiled walls, CH radiator, space for washing machine, space for tumble dryer, sockets, TV point.

First Floor Landing

Carpeted flooring, access to loft, sockets, large storage cupboard, doors leading to

Bedroom 1

12'6 x 11' to fitted wardrobes (3.81m x 3.35m to fitted wardrobes)

Fitted wardrobes spanning part of two walls with up and over storage, lighting on dimmer switch, CH radiator, sockets, carpeted flooring, UPVC double glazed window to the front, TV point.

Bedroom 2

12'5 x 11'9 (3.78m x 3.58m)

Fitted wardrobes spanning part of one wall, CH radiator, sockets, laminate wood flooring, spotlighting on dimmer switch, UPVC double glazed window to the rear.

Bedroom 3

7'5 x 6'8 (2.26m x 2.03m)

Fitted storage cupboard, fitted wardrobe, fitted desk and drawers, laminate wood flooring, UPVC double glazed window to the front, CH radiator.

Kitchen

14'6 x 7'8 (4.42m x 2.34m)



Tiled flooring, range of fitted units both wall mounted and base, ample work surface area, UPVC double glazed window to the rear, partly tiled walls, one and a half bowl sink unit with mixer tap, space for American style fridge/freezer, space for dishwasher, space for electric oven and grill with four ring electric hob, large opening with a step up to

Family Bathroom



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

Rear Garden



Wrap around garden mostly laid to lawn, patio area, surrounding shrubbery and borders, mature tree, plants and shrubs.

Front Garden



Driveway giving parking, laid to lawn, shrubbery and borders.

