

A Reputation To Rely Upon



Studio Way, Borehamwood, Hertfordshire WD6 5NJ

£289,950

- Ground Floor Maisonette
- Large Lounge
- Separate Kitchen
- Ample Storage
- Communal Gardens
- Good Condition Throughout
- Dining Area
- Great First Time Buy
- Ideal location
- Private Gated Parking

3 Lion Court Studio Way, Borehamwood, Hertfordshire WD6 5NJ

A good size two bedroom ground floor maisonette, offered in good condition with a spacious living room, access to communal gardens and located in a popular residential road in the heart of the extremely sought after Studio Way development. The property is situated within a short walk of a number of shops, restaurants and bus links, offering a short walk to both Borehamwood's town centre and mainline station.

Entrance Porch

UPVC partly glazed security entrance door, laminate wood flooring, fuse box, door through to

Lounge/Dining Area

14'9 x 12'12 (4.50m x 3.66m)

Laminate wood flooring, UPVC double glazed window to the front, sockets, TV point, Internet point, CH radiator, door through to

Inner Hallway

Storage cupboard, laminate wood flooring, CH radiator, doors leading to

Kitchen

8'6 x 7'10 (2.59m x 2.39m)

Lino flooring, range of fitted units both wall mounted and base, ample work surface area, integrated dishwasher, space for washing machine, built in electric oven, electric hob, extractor, partly tiled walls, single bowl sink unit, viewing area through to lounge/dining area.

Bathroom

Fully tiled walls, wash hand basin with mixer tap, fully tiled and enclosed shower cubicle, CH radiator, extractor,

Bedroom 1

10'8 x 9' (3.25m x 2.74m)

Fitted wardrobes, timber framed double glazed window to the rear, laminate wood flooring.

Bedroom 2

9'8 x 7'4 (2.95m x 2.24m)

Laminate wood flooring, timber framed double glazed door and timber framed double glazed window to communal gardens, CH radiator.

Exterior/Parking

Private gated parking, communal gardens.





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			
		74	79
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			
		78	83
England & Wales		EU Directive 2002/91/EC	