



## Kenilworth Close, Borehamwood,

**£550,000**

- Three Bedroom House
- New Kitchen
- Downstairs Toilet
- South Side Of Borehamwood
- Separate Garage
- Spacious Reception Room
- Beautifully Presented Throughout
- Potential To Extend STPP
- Utility Room
- Ample Off Street Parking

This well-presented three-bedroom terraced home is tucked away in a quiet cul-de-sac in the popular area of Borehamwood, making it an ideal choice for families and first-time buyers alike.

Upon entering, you are welcomed by a spacious entrance hall, leading to a utility room and a convenient ground-floor WC. Straight ahead is a generously sized reception room, offering ample space for both living and dining areas. To the rear of the property, accessed via the reception room or the newly fitted kitchen, is a good-sized garden which provides excellent potential for future extension (subject to the usual planning permissions).

Upstairs, the property offers three well-proportioned bedrooms, a modern family bathroom, and access to the loft. The home is presented in move-in-ready condition while still offering scope to extend and add further value.

Externally, the property benefits from a large rear garden, a driveway providing parking for two to three cars, and a separate garage — a rare and highly desirable feature in the area.

Located in a friendly neighbourhood, Kenilworth Close is conveniently positioned close to local amenities, schools, parks, and transport links, offering both a strong sense of community and excellent connectivity.





**TOTAL FLOOR AREA: 848 sq.ft. (78.8 sq.m.) approx.**  
 Whilst every effort has been made to ensure the accuracy of the floor plan, it is a guide only. Measurements of rooms, windows, doors and any other items are approximate and are not necessarily to scale. Any areas, measurements or dimensions shown are approximate. They are not intended to be used for legal purposes. The measurements, sizes and areas quoted should be used as a guide only. By law, we are not allowed to give an energy performance certificate for this property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	

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