



STRATFIELD ROAD, BOREHAMWOOD
OFFERS IN EXCESS OF £500,000 FREEHOLD

STRATFIELD ROAD

Borehamwood, Hertfordshire WD6 1UD

A well presented 3 bedroom house is situated just a short walk away from Borehamwood high street and Borehamwood & Elstree Thameslink station, boasting fantastic location. Further benefitting from being in close proximity of major road networks such as the M25, M1 and A1.

This lovely family home is well presented throughout. The ground floor comprises; a bright and spacious kitchen/breakfast room, featuring a modern finish and island making for the ideal entertainment space. A separate living room and diner offer additional great living space. A spacious hall way, downstairs W/C and porch complete the downstairs arrangement.

To the first floor, the large master bedroom is complete with fitted with wardrobes, accompanied with bright and airy feel. There are a further two bedrooms, both featuring fitted wardrobes so to utilise the space available in this ideal family home. Making for ideal rooms to accommodate for children and guests alike. A modern and neatly finished, family bathroom completes the top floor arrangement.

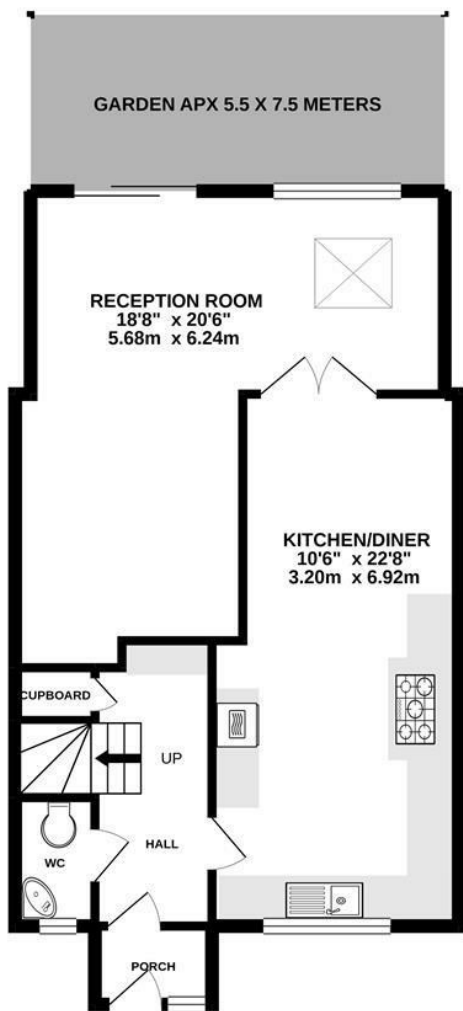
A low maintenance garden to the rear of the property, comes complete with a patio and shed.

Separate garage to the rear of the property.

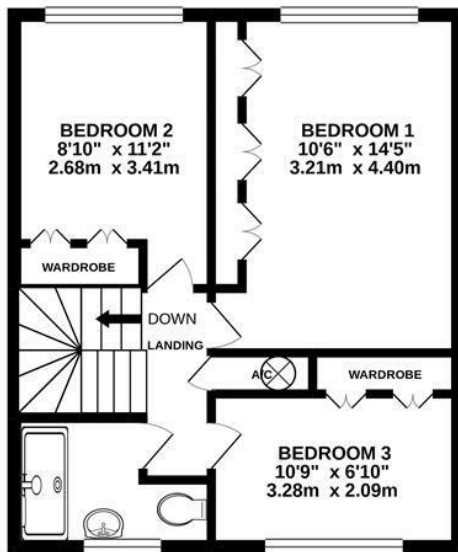
- Well Presented
- Fantastic location
- Great living space
- over 1,100 sq ft
- open-plan kitchen
- fitted wardrobes throughout



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1119sq.ft (104.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		



