

**THE CAMPIONS, BOREHAMWOOD, WD6**  
**£679,950, Freehold**

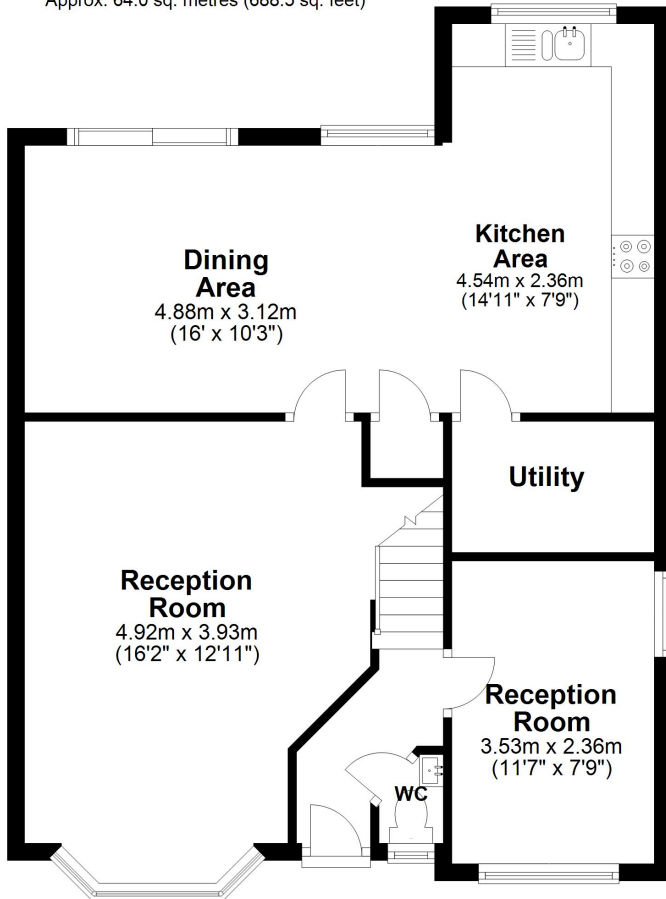


A beautiful detached house on a much sought-after road in Borehamwood. It comprises of 3 bedrooms, 2 receptions, large kitchen/diner, separate utility, bathroom and downstairs WC. It is decorated to a high standard, with fitted window shutters throughout and all bedrooms and receptions with fitted wardrobes/storage.



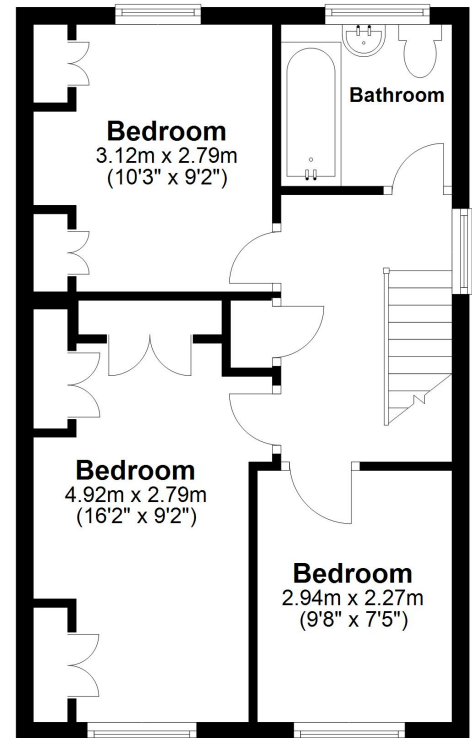
## Ground Floor

Approx. 64.0 sq. metres (688.5 sq. feet)



## First Floor

Approx. 39.7 sq. metres (427.4 sq. feet)



Total area: approx. 103.7 sq. metres (1115.9 sq. feet)

Plan and measurements are for guidance only. Floor plan produced by Propertypics.co.uk.

www.propertypics.co.uk  
Plan produced using PlanUp.

Dreamview Estates give notice to anyone reading these particulars that: (i) these particulars do not constitute part of an offer or contract; (ii) these particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statements of fact; (iii) nothing in the particulars shall be deemed a statement that the property is in good condition otherwise; we have not carried out a structural survey of the property and have not tested the services, appliances or specified fittings.

## Long Description

### THE CHAMPIONS, BOREHAMWOOD WD6 5QD

\*3 beds, 2 receptions, 1 bathroom

\*We are delighted to bring to market this beautiful detached house on a much sought-after road in Borehamwood. It comprises of 3 bedrooms, 2 receptions, large kitchen/diner, separate utility, bathroom and downstairs WC. It is decorated to a high standard, with fitted window shutters throughout and all bedrooms and receptions with fitted wardrobes/storage. There is a lovely size garden with artificial grass for ease. It is just a short walk from the local shops and bus links, and a 20 minute walk to Elstree & Borehamwood train station or The Boulevard shopping park.

\*Entrance Hall - Laminate flooring throughout, intruder alarm system.

\*Downstairs WC - Tiled floor and walls, low level WC, fitted sink unit with storage, heated towel rail, obscured double glazed window to front aspect.

\*Reception 1- 16' 2" x 12' 11" (4.92m x 3.93m) Laminate flooring throughout, spotlights, radiator, double glazed bay window with fitted shutters to front aspect, window seat with storage, fitted storage units.

\*Kitchen - 14' 11" x 7' 9" (4.54m x 2.36m) Laminate flooring throughout, kitchen peninsula, fully fitted units both wall mounted and base, sink with Quooker hot tap, integrated Bosch dishwasher, AEG induction hob and cooker hood, AEG integrated double oven, integrated AEG fridge/freezer, double glazed windows with fitted shutters to rear aspect, spotlights, radiator.

\*Dining area - 16' 0" x 10' 3" (4.87m x 3.12m) Laminate flooring throughout, spotlights, double glazed sliding French doors to rear aspect.

\*Utility room -Space for washing machine, tumble dryer, and additional fridge or freezer, access to loft in flat roof.

\*Bedroom 1 - 16' 2" x 9' 2" (4.92m x 2.79m) Carpeted throughout, fully fitted wardrobes and drawers, double glazed windows with fitted shutters to front aspect, radiator.

\*Bedroom 2 - 10' 3" x 9' 2" (3.12m x 2.79m) Carpeted throughout, fully fitted wardrobes, double glazed windows with fitted shutters to rear aspect, radiator.

\*Bedroom 3 9' 8" x 7' 5" (2.94m x 2.26m) - Carpeted throughout, fully fitted wardrobes, double glazed windows with fitted shutters to front aspect, radiator.

\*Bathroom -Tiled floor, fully tiled walls, low level WC, floating sink unit with storage and mixer tap, bath with overhead shower, obscured double glazed windows to rear aspect, spotlights, heated towel rail.

\*Rear Garden- Large patio area, artificial grass, gated side access to both sides.

\*PRICE £679,950 FREEHOLD

\*COUNCIL TAX - BAND E

\*EPC BAND - BAND D

# Energy performance certificate (EPC)

46, The Campions  
BOREHAMWOOD  
WD6 5QD

Energy rating

**D**

Valid until: **10 April 2026**

Certificate number: **8736-7824-4910-9369-7996**

Property type	Detached house
Total floor area	88 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

## Breakdown of property's energy performance

### Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 150 mm loft insulation	Good
Roof	Pitched, insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Average
Lighting	Low energy lighting in 15% of fixed outlets	Poor
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 287 kilowatt hours per square metre (kWh/m<sup>2</sup>).

---

## How this affects your energy bills

An average household would need to spend **£1,024 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £398 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

### Heating this property

Estimated energy needed in this property is:

- 9,218 kWh per year for heating
- 2,858 kWh per year for hot water

### Saving energy by installing insulation

Energy you could save:

- 317 kWh per year from loft insulation

### More ways to save energy

Find ways to save energy in your home by visiting [www.gov.uk/improve-energy-efficiency](https://www.gov.uk/improve-energy-efficiency).

### Environmental impact of this property

This property's current environmental impact rating is E. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year. CO<sub>2</sub> harms the environment.

### Carbon emissions

An average household produces	6 tonnes of CO <sub>2</sub>
This property produces	4.4 tonnes of CO <sub>2</sub>
This property's potential production	1.6 tonnes of CO <sub>2</sub>

You could improve this property's CO<sub>2</sub> emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

## Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£4,000 - £6,000	£70
2. Low energy lighting	£85	£40
3. Heating controls (TRVs)	£350 - £450	£38
4. Condensing boiler	£2,200 - £3,000	£204
5. Solar water heating	£4,000 - £6,000	£46
6. Solar photovoltaic panels	£5,000 - £8,000	£278

## Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

---

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Peter Cowan
Telephone	07702 710383
Email	<a href="mailto:petercowan77@yahoo.co.uk">petercowan77@yahoo.co.uk</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO004434
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### About this assessment

Assessor's declaration	No related party
Date of assessment	11 April 2016
Date of certificate	11 April 2016
Type of assessment	<a href="#">RdSAP</a>

---