



**Connells**

The Champions  
Borehamwood



### Property Description

This beautifully presented family home offers generous and versatile accommodation arranged over three floors, ideal for modern living.

The ground floor features a bright and spacious living room, a flexible additional reception room perfect as a playroom, home office or snug, and an impressive 19ft open-plan kitchen/dining room with doors opening onto the rear garden. A convenient downstairs W.C. completes the ground floor.

On the first floor there are three well-proportioned bedrooms and a modern family bathroom. The second floor boasts an excellent principal bedroom suite with its own en-suite bathroom, creating a private and relaxing retreat.

Externally, the property benefits from a large driveway providing ample off-street parking, a pleasant rear garden ideal for outdoor entertaining, and attractive views across the neighbouring green space to the front.

Situated in a convenient location close to local amenities, schools and transport links, this superb home is perfectly suited to families and commuters alike.

Viewing is highly recommended.

### Entrance Porch

### Living Room

### Kitchen / Diner

### Lobby

### Cloakroom

### Playroom

### First Floor Landing

### Bedroom Two

### Bedroom Three

### Bedroom Four

### Bathroom

### Second Floor Landing

### Bedroom One

### En-Suite

### Outside

### Front Garden

Large driveway providing ample off-street parking.

### Rear Garden

Landscaped rear garden ideal for relaxing or entertaining.

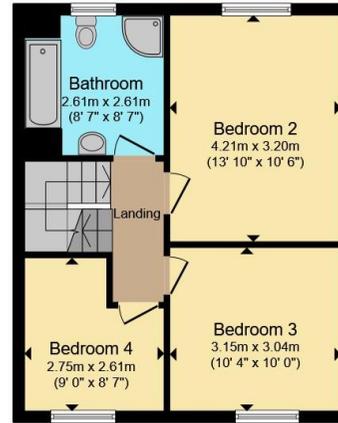




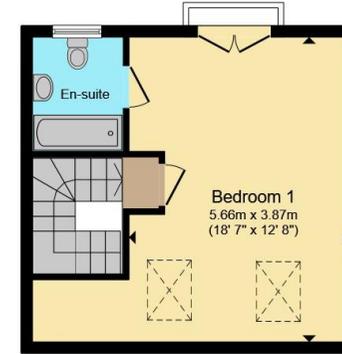




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 145.2 m<sup>2</sup> (1,563 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: C Council Tax  
Band: E

Tenure: Freehold

**view this property online [connells.co.uk/Property/BUS308504](http://connells.co.uk/Property/BUS308504)**



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