

Grantham Green, Borehamwood, WD6

£465,000 Freehold

3 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



Summary:

Ivy Gate are pleased to present to the market this beautifully upgraded three bedroom family home. The property is set over two floors which also benefits from a twenty foot conservatory. The ground floor comprises of a well presented porch which leads to a long bright hallway. Leading on from the hallway is a large reception room with dining area that has plenty of space for a large dining table and chairs. French doors lead from the dining area on to the conservatory allowing ample natural daylight in to the room. The property also benefits from a fantastic high spec kitchen with granite work tops. This room again has french doors leading to the conservatory making it perfect for entertaining. The first floor benefits from a spacious landing which leads to all three bedrooms, the master bedroom and bedroom two are both doubles, while the third is a single room, currently used as a walk in wardrobe. This stunning home also has a fantastic high spec family bathroom situated on the first floor. This property comes with the added benefit of being in the highly sought after Yevneh College catchment area as well as Summerswood primary school. Situated 1.3 miles from Elstree & Borehamwood station as well as the A1 and M25 motorways being easily accessible this property has good transport links. The ever busy Borehamwood high street is also just over a mile away giving full access to all amenities and local shops

20 foot conservatory

Yavneh College catchment area

High spec kitchen

High spec family bathroom

3 large bedrooms

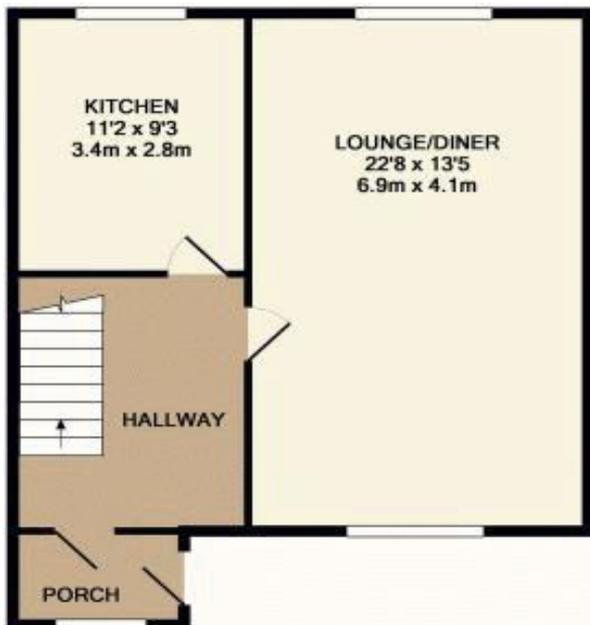
Viewings available 7 days a week between 8am and 8pm

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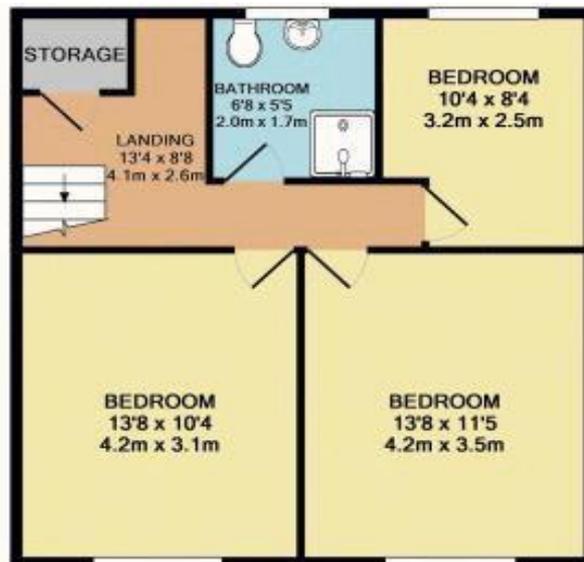
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GROUND FLOOR
APPROX. FLOOR
AREA 542 SQ.FT.
(50.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 544 SQ.FT.
(50.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1087 SQ.FT. (101.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Tenure: Freehold

Council Tax: D

Local Authority: Hertsmere Borough Council

EPC Rating:

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.