

# Coleridge Way, Borehamwood, WD6

£525,000 Freehold

3 Bedrooms | 2 Bathrooms | 1 Reception

**IVY GATE™**



## Summary:

**\*\* Three double bedroom end of terrace house 0.2 mile from the train station \*\*** A must see property located in one of Borehamwood's most popular modern developments with access to a children's centre, a park and within a short walk from town and to Yavneh College. The property is set over 3 floors: the ground floor comprises of a cloakroom, utility room with access to a well maintained garden and a door to integral garage; the first floor has a spacious L-shaped lounge/diner and kitchen/breakfast room; the top floor has a master bedroom with en-suite, a further double bedroom and a family bathroom. The property benefits from uPVC double glazing throughout and gas central heating. There is a driveway with parking space for 2 cars. Borehamwood's busy shopping centre and amenities are within walking distance.

**Three double bedrooms**

**En-suite to master bedroom**

**0.2 mile to Elstree & Borehamwood BR**

**0.5 mile from Yavneh primary school & college**

**Garage and driveway**

**Utility room**

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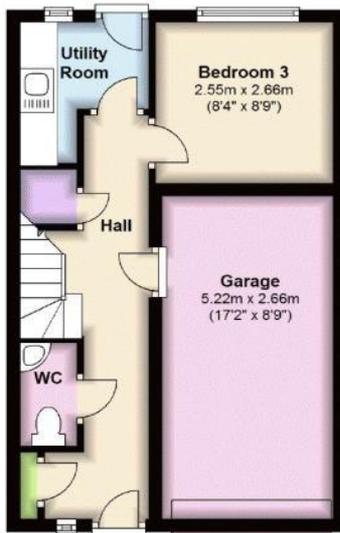
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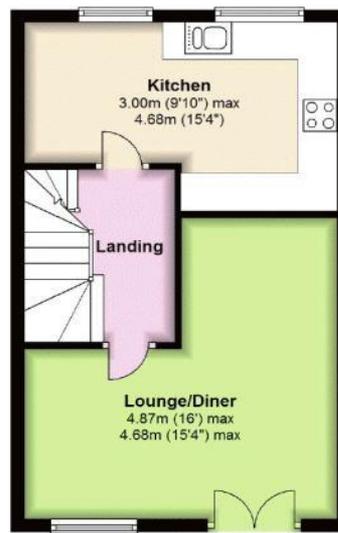
## Ground Floor

Approx. 36.5 sq. metres (392.7 sq. feet)



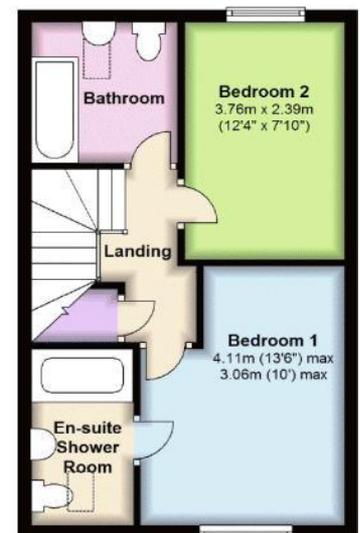
## First Floor

Approx. 37.3 sq. metres (401.9 sq. feet)



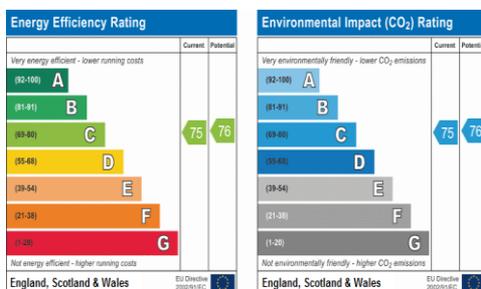
## Second Floor

Approx. 37.3 sq. metres (402.0 sq. feet)



Total area: approx. 106.8 sq. metres (1150.1 sq. feet)

35 Coleridge Way, , BOREHAMWOOD, , WD6 2AE



Tenure: Freehold

Council Tax: E

Local Authority:

EPC Rating: C

### 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.