

Stanborough Avenue, Borehamwood, WD6

Offers in the Region Of £680,000 Freehold

4 Bedrooms | 3 Bathrooms | 1 Reception

IVY GATE™



Summary:

Ivy Gate are proud to present this stunning 4 bedroom, 3 bathroom property to the market in a sought after area of Borehamwood within catchment area of good schools. This exquisitely decorated property has clearly been modernised with the finest of detail, it simply oozes luxury living. The front elevation has been recently renovated and has an excellent front porch with real curb side appeal. On the ground floor you enter through the hallway which leads off to the large kitchen/dining area and has direct access to the beautifully maintained garden via amazing bi-fold doors. The garden is partly laid to lawn and partly paved with an impressive built in BBQ and entertainment area, there is a large annexe to the rear end of the garden which is split into three rooms all with their own entrances and security shutters, the annexe benefits from access to water, drainage and electricity. Moving back into the property the large kitchen/diner is thoroughly modernised with a great breakfast bar and fully integrated satin finish kitchen, it boasts designer taps, gorgeous quartz worktops and lots of storage, this large space offers plenty of room for family living. Also leading off from the downstairs hallway is a

Stunning and fully refurbished 4 bed semi detached house with a large landscaped garden

Beautifully extended kitchen/diner

3 bathrooms (2 en-suites)

Spacious Annexe

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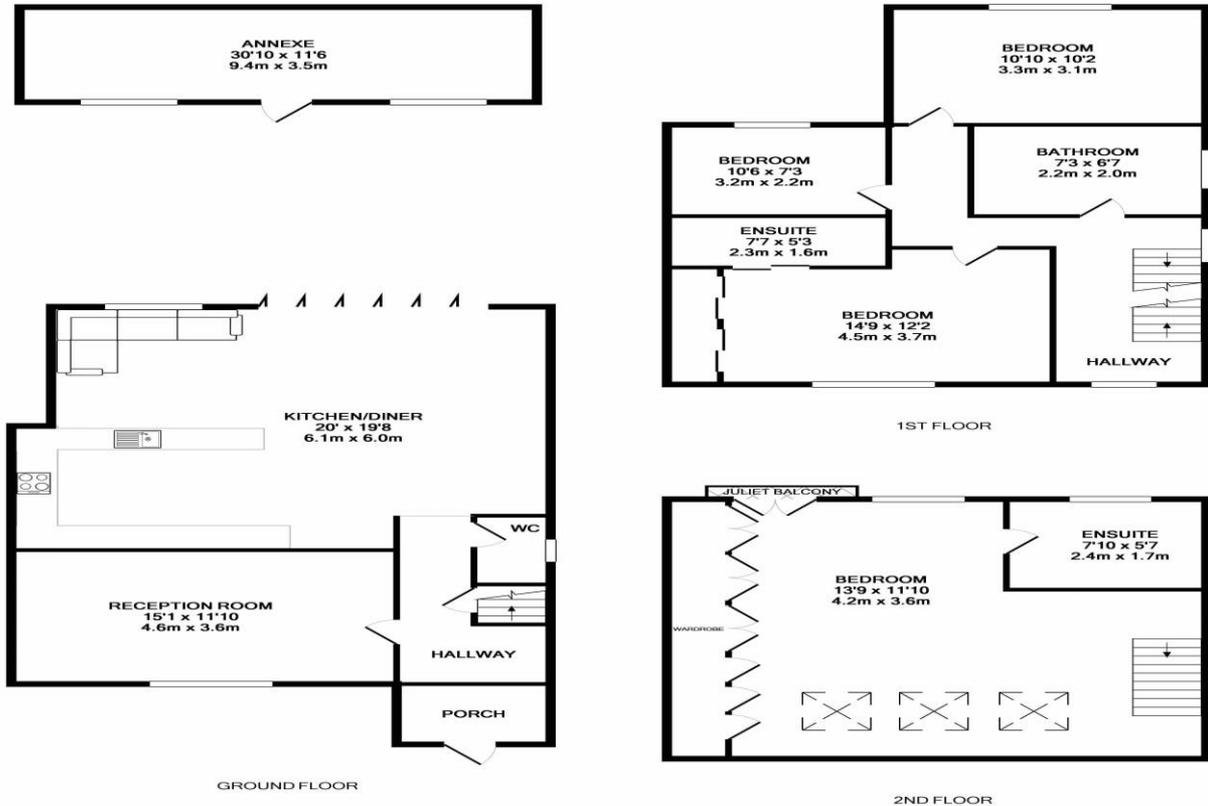


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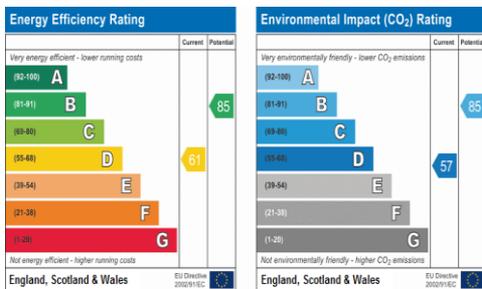
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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: D

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.