

# Hackney Close, Borehamwood, WD6

Offers in Excess of £400,000 Freehold

4 Bedrooms | 1 Bathrooms | 1 Reception

**IVY GATE™**



## Summary:

Ivy Gate are pleased to offer this 4 bedroom terraced house in need of some tender loving care and for someone to put their stamp on it. This property is priced to sell and reflects the work required. The property is entered via a secure Porch giving access to a hallway, good size kitchen, conservatory and garden. There is a downstairs cloakroom and the garage has been converted, currently being used as a bedroom. The first floor comprises of 2 bedrooms and a well proportioned living room, the second floor has a further 2 bedrooms and a family bathroom. It is located on the south side of Borehamwood and is within walking distance of schools and local amenities.

**4 bedrooms**

**Off Street Parking**

**Conservatory**

**South side of Borehamwood**

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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.