

Todd Close, Borehamwood, WD6

Offers in Excess of £700,000 Freehold

4 Bedrooms | 3 Bathrooms | 2 Reception

IVY GATE™



Summary:

Ivy Gate are delighted to present this stunning 4 bed, 3 bathroom Town House still within the 10 year NHBC warranty and located in a secluded modern development. This beautiful house is presented like a show home and one can't help but fall in love with it! As you enter the property you are welcomed by a spacious hallway giving access to an open plan large fully fitted modern kitchen, with a recently extended diner and living space. Integrated appliances included Electrolux gas cooker with electric double oven and grill, AEG extractor fan, Electrolux integrated dishwasher, washer/dryer and fridge/freezer. Additional touches include recessed lights and bespoke spotlights. The bi-fold doors open up to the garden and have been cleverly designed with matching outdoor floor tiles creating this extension of outside space. The ground floor also has an integrated garage which can be accessed from the hallway and cloakroom with an emulated 3D mirror with lights. On the first floor you will find a spacious lounge, a family bathroom with heated towel rail, bedroom 3 with fully fitted wardrobes and bedroom 4 currently used as an office. On the 2nd floor there are a further 2 large bedrooms, both fitted with high

Sole Agents

Fully fitted burglar alarm

Show Home Condition

Sonos Sound System throughout the house

3 meter extension to the rear

Ceiling spotlights throughout

T: 0208 213 3200 | E: borehamwood@ivygate.co.uk | Ivy

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The Elm

Plots 61, 62, 109, 110, 113, 114, 119 & 120

Ground Floor

Kitchen/Dining Room
4575mm x 3737mm* 15'0" x 12'3"

First Floor

Living Room
4575mm x 4229mm* 15'0" x 13'11"

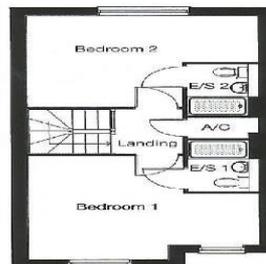
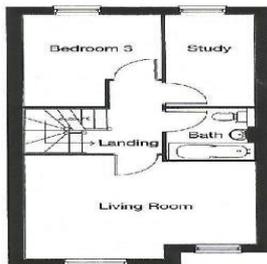
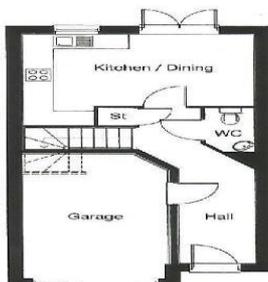
Bedroom 3
3737mm* x 2740mm 12'3" x 9'0"

Study
3737mm x 1762mm 12'3" x 5'9"

Second Floor

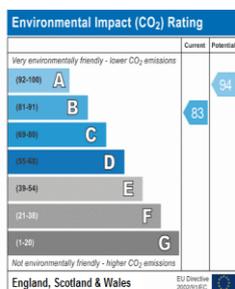
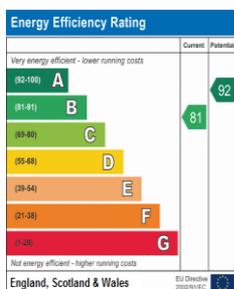
Bedroom 1
4575mm x 4230mm* 15'0" x 13'11"

Bedroom 2
4575mm x 3737mm* 15'0" x 12'3"



Key
A/C – Airing Cupboard SI – Store E/S – En-suite WC – Cloakroom

Please note
Maximum dimensions. Please liaise with your Sales Executive for further details.
The floor plans depict a typical layout of Borehamwood Estate. Plots 61, 110, 113 & 119 are shown. Plots 61, 109, 113 & 119 are awarded. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive.
All dimensions are +/- 20mm and floor plans are not shown to scale. 18/09/27/March/2011.



Tenure: Freehold

Council Tax: E

Local Authority: Hertsmere Borough Council

EPC Rating: B

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.