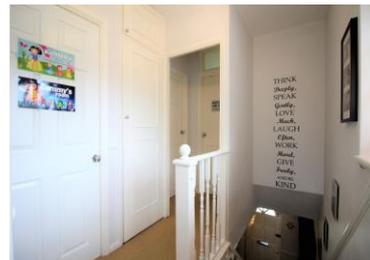


Stapleton Road, Borehamwood, WD6

£470,000 Freehold

3 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



Summary:

Overlooking countryside this property is a must see! Ivy Gate are delighted to offer this fantastic 3 bed semi detached house set back from the road with off street parking spaces for 2 cars. What is really noticeable with this lovely home is the amount of natural light filtering through all the rooms. As you enter the house, you are welcomed into a cosy living room which leads into a generous size kitchen and dining area. The rear garden has both patio and lawn areas and adequate space with the added bonus of side access perfect for holding family functions, BBQs or for children to play. Living here you will also have the benefit of being only a short walk to open parkland and countryside walks leading to Scratch Woods & Aldenham County Park, giving easy access to an impressive range of amenities. Locally there are thriving places of worship and some of the finest schools in Hertfordshire including Parkside Community Primary School, Woodlands Primary School and Hertswood Academy and still in the catchment of Yavneh College. Elstree and Borehamwood Station is a mere 10 minute drive away whilst the A1 and M25 are just moments away and it's even closer to various bus

In catchment for Yavneh school

Quiet location

In catchment of excellent primary schools

Chain free

Overlooking countryside

3 bedroom semi

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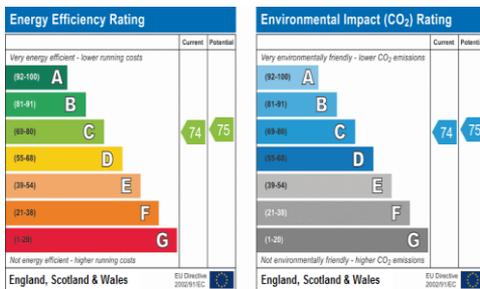
Chain free

3 bedroom semi



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: 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.