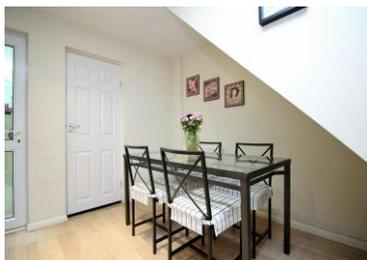


Morpeth Avenue, Borehamwood, WD6

Offers in the Region Of £450,000 Freehold

3 Bedrooms | 1 Bathrooms | 1 Reception

**IVY GATE™**



**Summary:**

Ivy Gate are delighted to present this extended and spacious mid terrace family home conveniently located on a quiet road and within easy reach of local primary and secondary schools, transport and amenities. This attractive home has been carefully maintained by the current owners and offers a bright living room, a spacious kitchen/diner, a sizeable conservatory, a utility room and a guest cloakroom. Outside is a well proportioned South facing garden with outdoor lighting; the patio to lawn ratio is ideal and provides the right space needed to entertain or enjoy a summery evening. To the first floor are 3 bedrooms and a modern family size bathroom with shower over bath. Further benefits include a front porch, gas central heating, double glazed windows and your own driveway. There are many schools for you to choose from if you have little ones, such as Parkside Community Primary School and Hertswood Academy which are nearby and have both been given good ratings by Ofsted, and it is also within the catchment area for Outstanding Ofsted rated Hertsmere Jewish Primary School in Radlett. Living here you'll have fantastic transport links into the city (21 minutes) and

**19'5 x 13'1 Lounge**

**Downstairs cloakroom**

**South facing garden**

**Modern Kitchen/Diner**

**Conservatory**

**Utility Room**

# Morpeth Avenue, Borehamwood, WD6

Offers in the Region Of £450,000 Freehold

3 Bedrooms | 1 Bathrooms | 1 Reception

**IVY GATE™**

19'5 x 13'1 Lounge

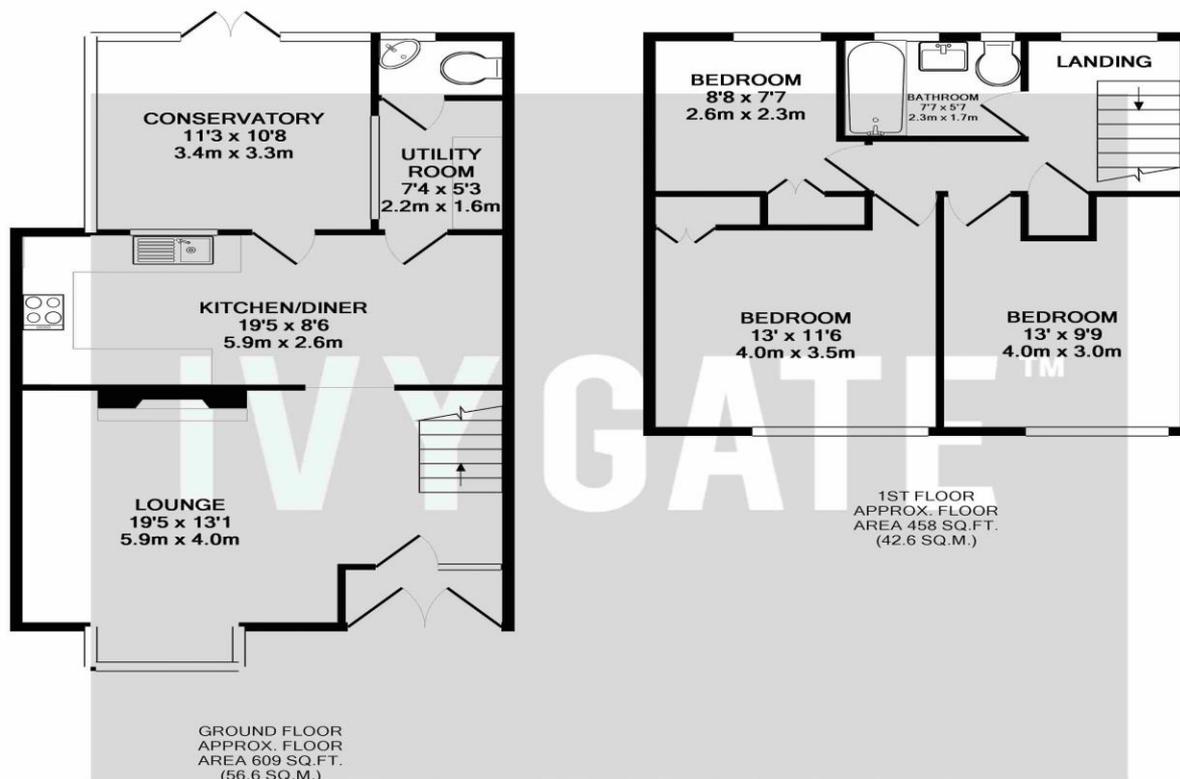
South facing garden

Conservatory

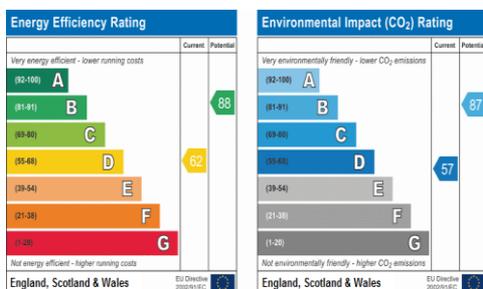
Downstairs cloakroom

Modern Kitchen/Diner

Utility Room



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  
Made with Metropix ©2018



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.