

# Arundel Drive, Borehamwood

## Offers in Excess of £450,000 Freehold

3 Bedrooms | 1 Bathrooms | 1 Reception

**IVY GATE™**



### Summary:

Ivy Gate are pleased to present to the market this three bedroom semi detached house located 0.7 miles from Elstree & Borehamwood BR Station and in the catchment of the sought after Yavneh School. The property has a spacious hallway, a downstairs cloakroom; across the hallway is a well presented bright living room which leads into the conservatory giving access to the rear garden through double French doors. The garden is so easy to maintain as it is a patio area surrounded by shrubs and plants and has a timber built shed. Across the hallway on the other side is a kitchen with access through to the integrated garage which is currently used for storage. On the first floor, you are presented with 3 bedrooms, all with fitted wardrobes and a newly fitted family bathroom suite. The property offers a drive way for two cars and to the rear a spacious private garden that can be accessed from the side with patio area and shed. This property is situated within walking distance to all the local amenities, restaurants, shops, schools and Borehamwood town centre and retail park.

**0.7 mile from Borehamwood & Elstree BR Station** **Driveway with parking for 2 cars**

**Catchment of Yavneh School**

**Conservatory**

**Garage**

**Downstairs WC**

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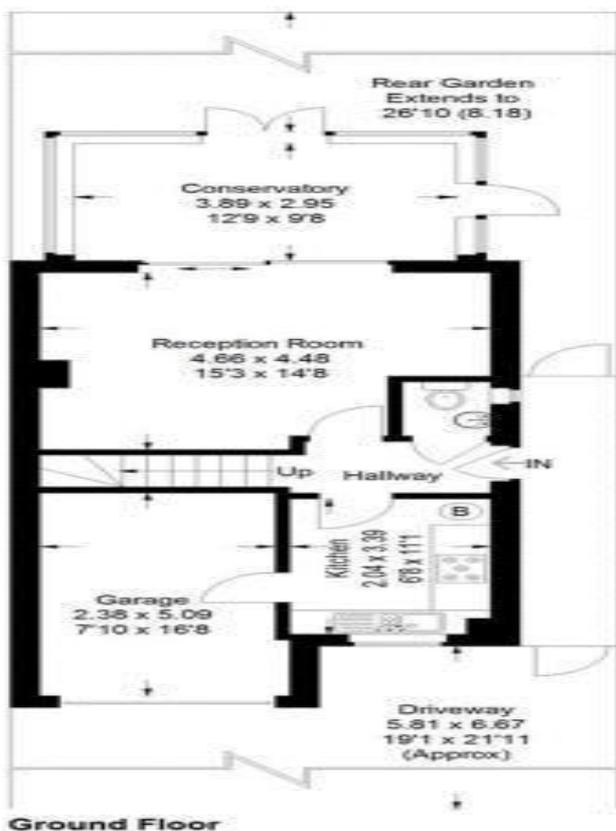
0.7 mile from Borehamwood & Elstree BR Station | Driveway with parking for 2 cars

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## Arundel Drive, Borehamwood, WD6 2LE

Approximate Gross Internal Area (Including Garage) 96.9 sq m / 1043 sq ft.

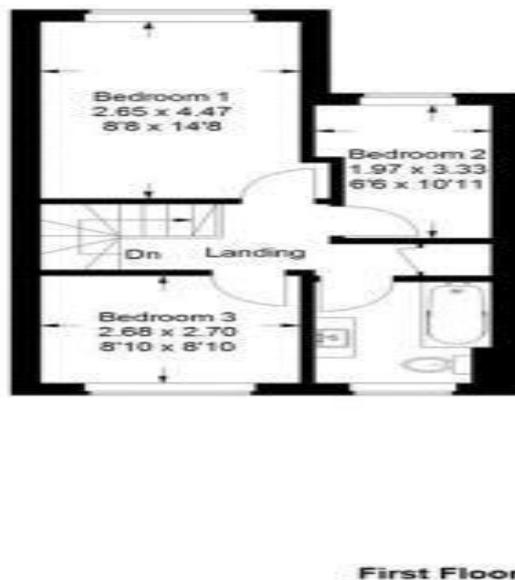
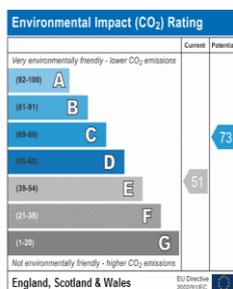
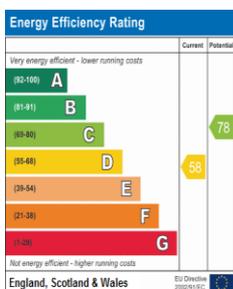


Illustration for identification purposes only. measurements are approximate, not to scale. Barons Estates © 2018 (ID 421989)



Tenure: Freehold  
 Council Tax: E  
 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 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.