

Linton Avenue, Borehamwood, WD6

£475,000

3 Bedrooms | 1 Bathrooms | 2 Reception

IVY GATE™



### Summary:

Ivy Gate are pleased to present to the market this well proportioned 3 bedroom end of terrace family home, skillfully extended by the current owners with foundations in place for a first floor rear extension with further scope to extend into the loft subject to planning permission. The property provides spacious accommodation throughout. To the ground floor is a cosy reception room leading to a separate dining room, modern integrated kitchen, utility room and guest WC. The benefit of having a separate dining room is ideal for hosting family dinner parties and get togethers. As you go upstairs there are 3 considerable bedrooms and a family size bathroom with shower over bath. Outside is a large garden and a sizable patio area ideal for enjoying those BBQ moments or summery evenings. The property is within walking distance of Elstree and Borehamwood station with access to direct links into London St Pancras within 20 minutes. Linton Avenue is also close to Shenley Road, where all of Borehamwood's plethora of shops and restaurants can be enjoyed, along with a number of local synagogues.

**Delightful 3 bed house**

**Separate Dining room**

**Modern Kitchen**

**Downstairs wc**

**Utility**

**Large size garden**

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ivygate.co.uk

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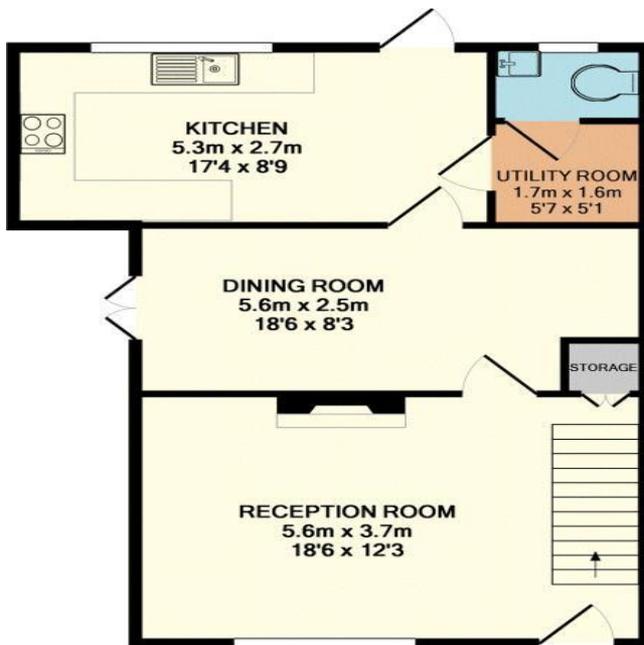
Separate Dining room

Modern Kitchen

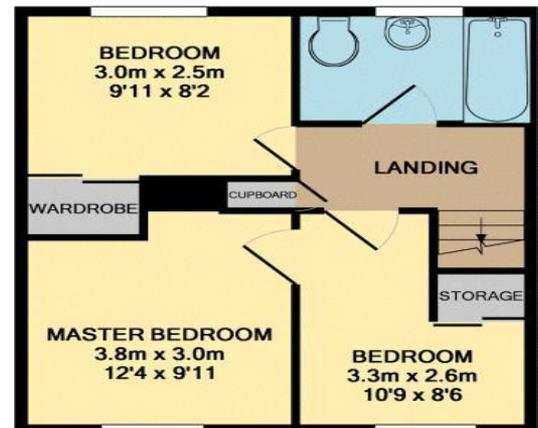
Downstairs wc

Utility

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GROUND FLOOR  
APPROX. FLOOR  
AREA 53.8 SQ.M.  
(579 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 34.8 SQ.M.  
(374 SQ.FT.)

LINTON AVENUE, BOREHAMWOOD, WD6  
TOTAL APPROX. FLOOR AREA 88.5 SQ.M. (953 SQ.FT.)

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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Energy Performance Certificate		© Crown Copyright / Government	
78, Linton Avenue, BOREHAMWOOD, WD6 4DY			
Current EPC Rating	D	Reference number	0000-0010-0000-0000-0000
Date of completion	20 June 2018	Type of measurement	Visual inspection
1. Total floor area	88.5 sq.m.	2. Total floor area	88.5 sq.m.
Estimated energy costs of operating for 3 years			
Over 3 years (per annual unit)	£ 2,611	Over 3 years (per annual unit)	£ 2,675
Environmental impact of this house			
Lighting	2.000 (over 3 years)	Heating	2.000 (over 3 years)
Hot Water	2.000 (over 3 years)	Hot Water	2.000 (over 3 years)
Energy efficiency rating			
This graph shows the current energy efficiency of your house. The higher the rating the lower your fuel bills are likely to be. The current rating is shown in green. The potential rating is shown in red. The difference between the current and potential rating is shown in yellow. The difference between the current and potential rating is shown in yellow.		This graph shows the current energy efficiency of your house. The higher the rating the lower your fuel bills are likely to be. The current rating is shown in green. The potential rating is shown in red. The difference between the current and potential rating is shown in yellow. The difference between the current and potential rating is shown in yellow.	
This website will also help to save money and make your house more efficient			
Recommended measures	Indicative cost	Potential savings	
1. Cavity wall insulation	£1,000 - £1,500	£1,000	
2. Loft insulation	£100 - £150	£100	
3. Radiator reflectors	£10 - £20	£10	

Tenure:

Council Tax: D

Local Authority:

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.