

# Alconbury Close, Borehamwood, WD6

£500,000 Freehold

3 Bedrooms | 2 Bathrooms | 1 Reception

**IVY GATE™**



## Summary:

Ivy Gate are delighted to present this immaculate 3 bedroom terraced family home located in a modern, sought after development within walking distance to the main high street and a mile walk to the train station. As you walk into the property you are welcomed with a separate hallway leading to: a modern integrated kitchen, a downstairs cloakroom/wc, a large storage unit under the staircase, a bright and spacious lounge/diner with French doors opening into a well maintained garden ideal for those family gatherings. As you go upstairs, on the first floor, there are 2 bedrooms of considerable size, one of which has fitted wardrobes and a family size bathroom with shower over bath. On the second floor is the master bedroom with a dressing area fitted with wardrobes and a large en-suite shower room. The property is fully double glazed, gas centrally heated and has 2 allocated parking spaces with unrestricted parking on the road and in the development. This town house is approximately a 15 minutes' walk from Borehamwood & Elstree BR Station and is surrounded by nearby shops, schools, parks, children's playground and leisure centre. Book your appointment now to avoid

**0.9 Miles to Elstree & Borehamwood Station**      **Downstairs cloakroom/wc**

**3 good size Bedrooms**

**2 Parking spaces**

**2 bathrooms (1 en-suite)**

**South East facing Garden**

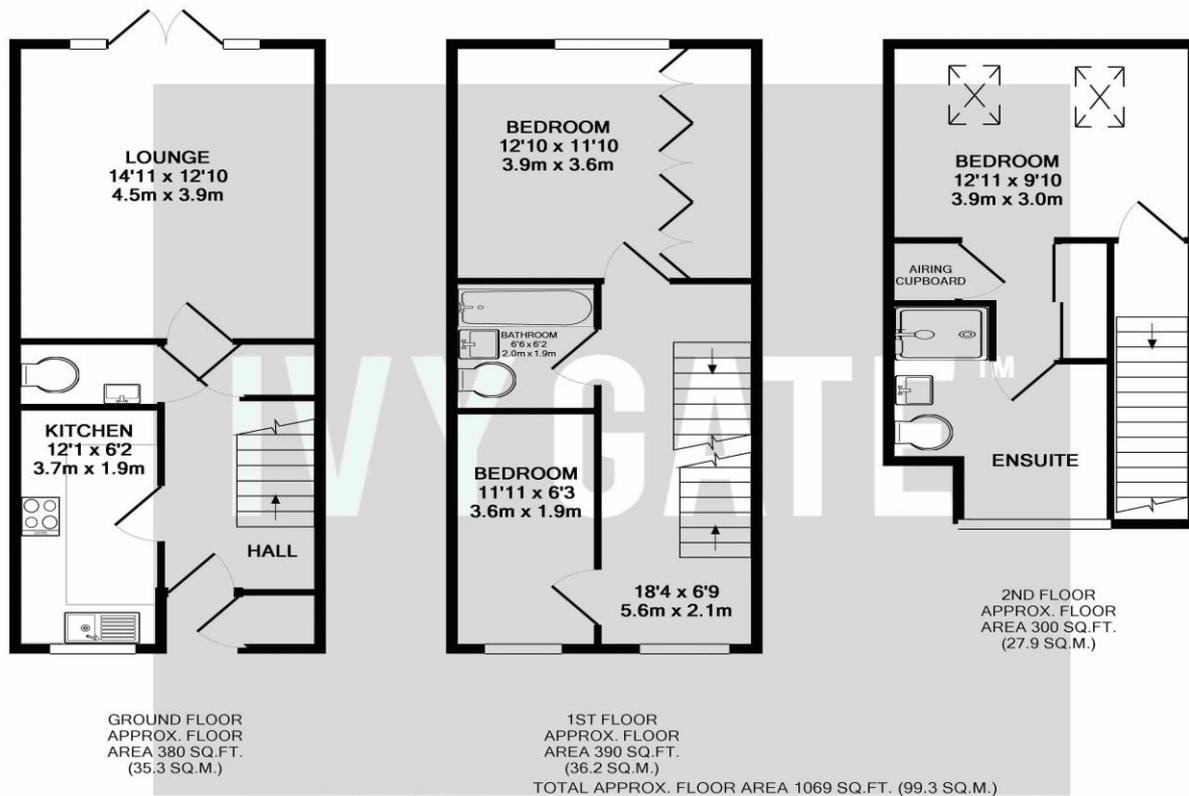
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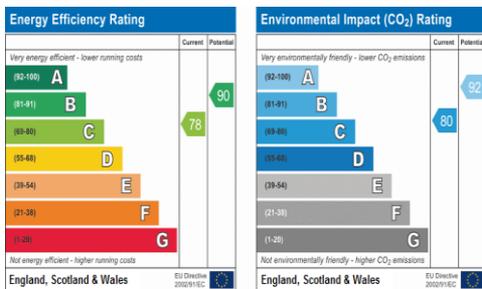
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- 0.9 Miles to Elstree & Borehamwood Station
- 3 good size Bedrooms
- 2 bathrooms (1 en-suite)
- Downstairs cloakroom/wc
- 2 Parking spaces
- South East facing Garden



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 not 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: E  
 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.