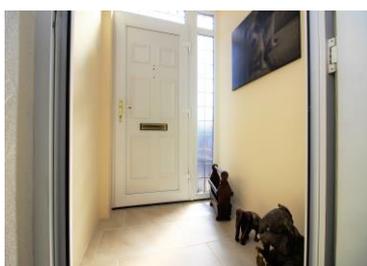


Balmoral Drive, Borehamwood, WD6

Offers in Excess of £400,000 Freehold

3 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



Summary:

Ivy Gate are pleased to present to the market this 3 bedroom mid terraced family home located 0.7 miles from Borehamwood & Elstree BR Station and in the catchment of the sought after Yavneh School. The property is entered via a porch leading into: a separate hallway; a cosy lounge; a good size kitchen/diner with fitted oven and hob and adequate space for dishwasher, washing machine and dryer; a spacious conservatory. The hallway also leads you to double doors giving direct access to the lovely, well maintained garden ideal for entertaining. The first floor has 3 bedrooms, 2 of which have fitted wardrobes, all with plenty of natural light, a bathroom and storage space. The property offers off-street driveway parking to the front with a side access to the rear, private garden with patio area and shed. Additional benefits include gas central heating, cavity wall insulation and double glazed windows throughout. This property is approximately a 15 minute walk from Borehamwood & Elstree BR Station and is surrounded by nearby shops, schools, parks, children's playground and leisure centre.

0.7 mile from Borehamwood & Elstree BR Station

Porch

Catchment of Yavneh school

Conservatory

Double Glazing

Balmoral Drive, Borehamwood, WD6

Offers in Excess of £400,000 Freehold

3 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™

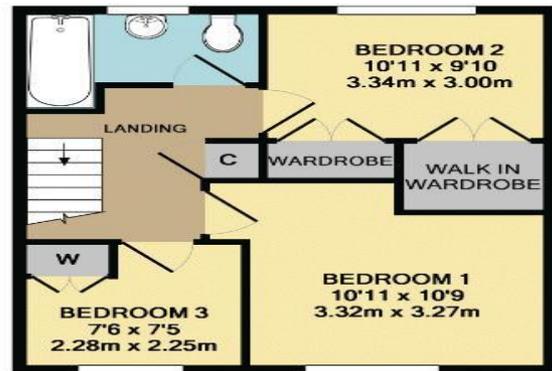
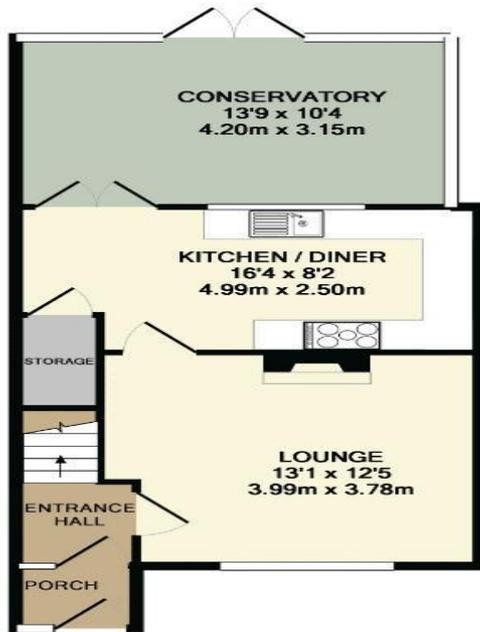
0.7 mile from Borehamwood & Elstree BR Station | Off Street Parking

Porch

Catchment of Yavneh school

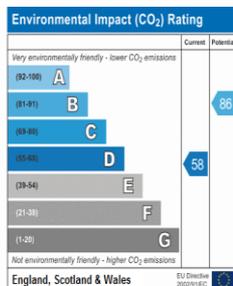
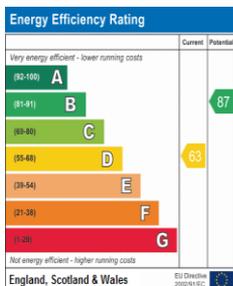
Conservatory

Double Glazing



TOTAL APPROX. FLOOR AREA 867 SQ.FT. (80.5 SQ.M.)

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: 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.