

Purcell Close, Borehamwood

£415,000 Freehold

4 Bedrooms | 2 Bathrooms | 1 Reception

IVY GATE™



Summary:

Ivy Gate are delighted to offer this spacious and well presented 4 bedroom terraced Town house with accommodation spread over three floors. The property lies just a short drive from Borehamwood Town Centre and Borehamwood & Elstree BR Station with direct rail links to Central London and just a short walk to places of worship. This well presented property warrants serious consideration and is a chance to put your stamp on it with some redecoration. An early viewing is recommended to avoid disappointment. As you enter the property, there is a small but useful porch, leading on to a hallway which gives access to a bright and airy living room and a modern fitted kitchen/diner. The garden is paved, therefore easy to main, yet of a good enough size to entertain and enjoy in good weather. On the first floor, there are 2 double bedrooms and a shower room and on the second floor there are 2 further double bedrooms and family bathroom. The property also benefits from off street parking to the front and there is additional parking with no local restrictions. Purcell Close is in a cul-de-sac location, off Theobald Street and is ideally placed for local shops, buses, primary schools and places of worship.

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4 Double bedrooms

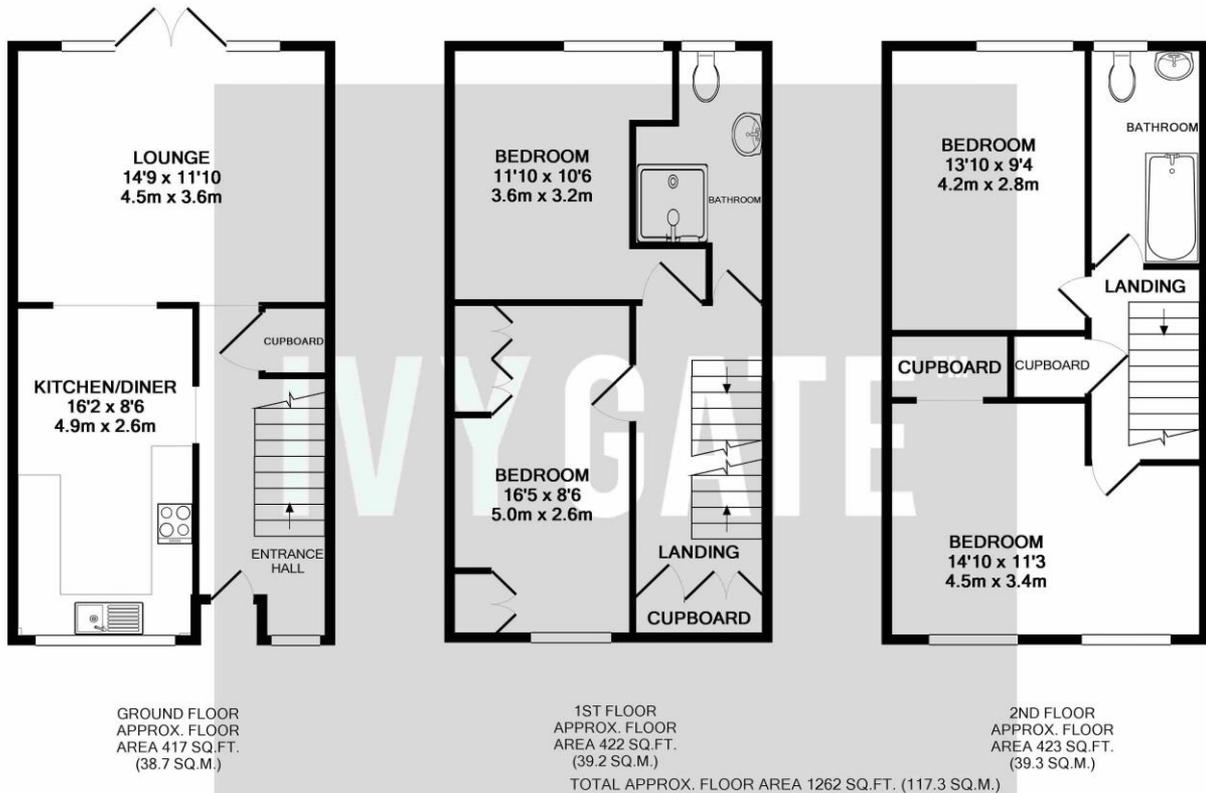
2 Bathrooms

Driveway

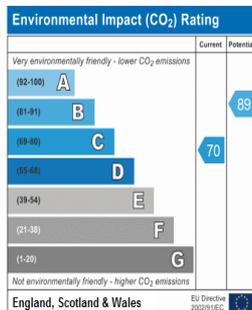
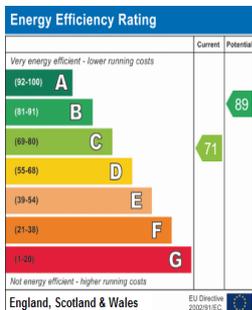
Unrestricted additional parking

Double Glazed

Gas Central Heating



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: 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.