

Barons Estates

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12 Shenley Road, Borehamwood, Hertfordshire, WD6 1DL

t: 020 8953 0234

e: info@baronsestates.com

www.baronsestates.com



Gables Avenue Borehamwood

£870,000 Freehold

Offered for sale CHAIN free is this spacious and extended three bedroom detached property located in one of the areas most finest avenues within easy walking distance to all amenities. Further accommodation encompasses an entrance hallway, downstairs WC/cloakroom, lounge, kitchen, two further reception rooms, bathroom, rear garden and large driveway. The property does need a slight degree of modernisation and further lends it self to development potential (stpp)

- Detached
- Three bedrooms
- Development potential
- Extended
- Large plot

Lounge
16'4" x 10'6"

Dining room
18'6" x 11'5"

Reception 3
9'8" x 12'2"

Kitchen
9'4" x 9'9"

Bedroom 1
13'8" x 10'1"

Bedroom 2
13'0" x 10'6"

Bedroom 3
9'6" x 8'5"

Rear garden



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(91-100) A</p> <p>(81-90) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(81-91) A</p> <p>(69-80) B</p> <p>(55-68) C</p> <p>(39-54) D</p> <p>(21-38) E</p> <p>(1-20) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	