



# 136 Stanborough Avenue

Borehamwood, WD6 5LR

Guide Price £975,000





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A superbly extended and refurbished five double bedroom, six bathroom semi detached house situated on Stanborough Avenue located on the north side of Borehamwood. There are local shops close-by with Elstree & Borehamwood Station and the town centre just a short drive away. The current vendors have created a stunning family home boasting almost 2500 sq foot of accommodation with a large kitchen/dining/family room with bi fold doors to the garden, walk-in pantry, formal living room and guest cloak/shower room on the ground floor. There is a principal bedroom with en-suite bathroom and walk-in wardrobe and two further double bedrooms with en-suites plus a laundry room to the first floor and the second floor offers a large reception/study area leading to two double bedrooms both with en-suites. Externally the property has a large bloc-paved driveway providing off-street parking for several cars while to the rear is a private garden including a large patio area with a hot tub and electric awning above and an annexe comprising two rooms and a shower room. This stunning family home is offered chain free and an early appointment to view comes highly recommended.

## Ground Floor

UPVC front door with full height obscure glazed panels to either side.

### Entrance Hall

Engineered wood flooring, under stairs storage cupboard, inset LED spotlights, large cloaks and footwear cupboard, electric circuit board cupboard with built-in drawer below, LED illuminated and carpeted staircase to first floor.

### Guest Cloakroom/Shower Room

Wall-mounted wash handbasin with chrome open flow mixer tap and wall-mounted mirror above, WC with wall flush, shower cubicle with sliding doors and wall-mounted 'Rain' shower and controls and riser with handheld shower hose, inset LED spotlight, fully tiled walls and flooring, wall-mounted extractor fan, obscure glazed window to side aspect.

### Living Room

Spacious formal living room, inset LED spotlights, engineered wood flooring with underfloor heating, window to front aspect with marble ledge.

### Kitchen/Dining/Family Room

Comprehensive range of white high gloss wall and base units with complimentary granite worktops, drainer and splash back, one and a half bowl sink with chrome mixer tap, 5-ring gas hob with chrome chimney-style extractor fan above, double 'Siemens' oven, integrated dishwasher, space for American-style fridge/freezer, large centre island with built-in microwave and waste disposal unit, built-in ceiling speakers, two sets of Velux windows, drop down lighting to dining area, full height obscure glazed window panels to side aspect, full width bifold doors to rear aspect.

### Walk-in Pantry

Fully fitted pantry with wooden shelves and space for additional fridge/freezer.

## First Floor

## Landing

Fully carpeted with inset LED spotlights, obscure glazed window to side aspect.

### Laundry Room

Wash basin with chrome mixer tap and vanity unit below, shelving and space for washing machine and dryer.

### Bedroom One

Double bedroom, fully carpeted, inset LED lighting, sliding door to walk-in wardrobe with rails and shelving, sliding door to en suite bathroom, window to front aspect with granite ledge.

### En Suite Bathroom

Full bathroom suite comprising: bath with wall-mounted controls to one side and illuminated shelf above, square wash handbasin set into vanity unit with chrome taps and mirrored medicine cabinet above, low-level WC with wall flush, shower cubicle with wall-mounted controls and riser with handheld shower attachment and 'rain' showerhead above, feature wall lighting, fully tiled walls and flooring, inset LED spotlights, airing cupboard housing boiler and water tank, obscure glazed window to front aspect with granite ledge.

### Bedroom Two

Double bedroom, space for wardrobes, fully carpeted, inset LED spotlights, window to rear aspect with granite ledge.

### En Suite Bathroom

Panelled bath with wall-mounted 'rain' showerhead above, wash handbasin with chrome mixer tap set a top wooden vanity unit with mirror above, low-level WC, wall-mounted chrome heated towel warmer, fully tiled walls and flooring, mosaic tiled wall shelf, inset LED spotlights, obscure glazed window to side aspect.

### Bedroom Three

Double bedroom, open wardrobe/storage unit, inset LED spotlights, fully carpeted, windows with granite ledge to rear aspect.

### En Suite Shower/Wet Room

Open walk-in shower glazed to one side with 'rain' showerhead above, wall-mounted riser and handheld shower attachment with controls and illuminated shelf, circular wash handbasin set a top vanity unit with chrome mixer tap and wall-mounted mirror fronted medicine cabinet with light above, wall-mounted chrome heated towel warmer, fully tiled walls and flooring and inset LED spotlights.

### Second Floor

### Study/Gymnasium/Sitting Area

Fully carpeted landing with ample space for informal seating, study area or gymnasium, inset LED spotlights, three 'Velux' windows providing excellent natural light and lovely views over surrounding countryside.

### Bedroom Four

Double bedroom, fully carpeted, inset LED spotlights, wall-mounted grey radiator, window with granite ledge to rear aspect.

### En Suite Shower/Wet Room

Square wash handbasin with chrome mixer tap and vanity unit below and illuminated mirror fronted medicine cabinet above, illuminated recess shelving, walk-in wet room shower with glazed panel to one side, wall-mounted controls and 'rain' shower head, wall-mounted riser and handheld shower head, wall-mounted chrome heated towel warmer, fully tiled walls and flooring, inset LED spotlights.

### Bedroom Five

Double bedroom, space for wardrobes, fully carpeted, inset spotlights, wall-mounted grey radiator, window to rear aspect with granite ledge.

### En Suite Shower/Wet Room

Circular wash handbasin set a top vanity unit with mirror fronted medicine cabinet above, walk-in shower cubicle glazed to one side with 'rain' showerhead and wall-mounted controls and riser with handheld shower fitting, inset LED spotlights, wall flush WC, wall-mounted chrome heated towel warmer, inset LED spotlights, illuminated wall recessed shelves, fully tiled walls and flooring.

### Exterior

#### Frontage

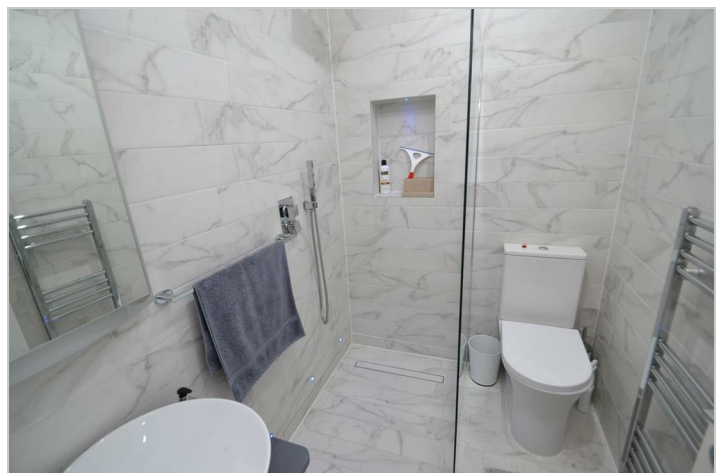
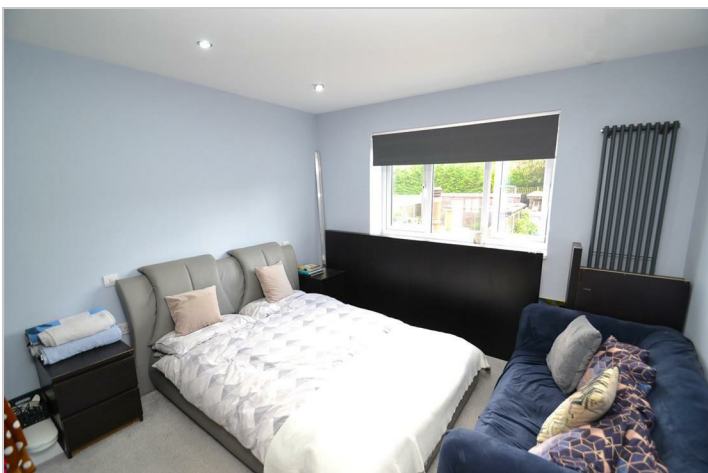
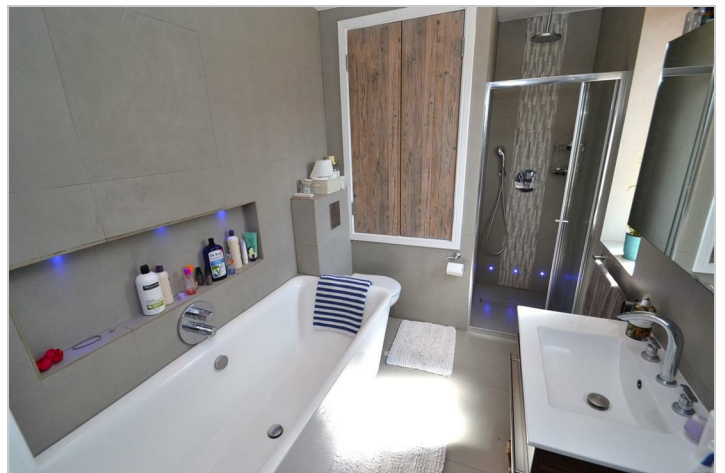
Large engineered brick driveway with ample parking for several vehicles leading to front door.

#### Rear

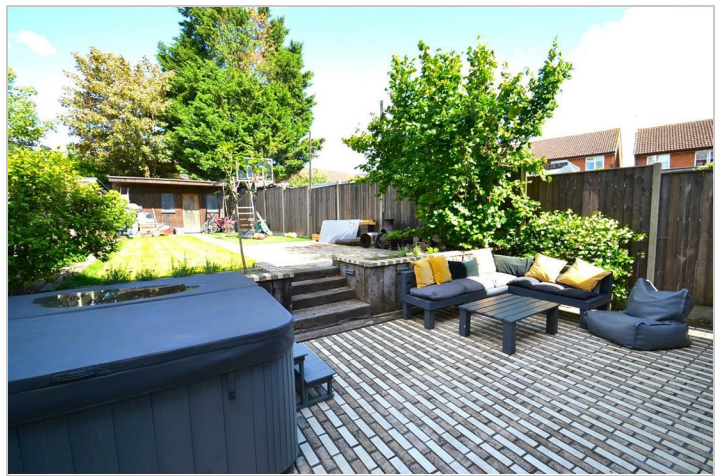
Engineered brick patio, fully installed hot tub with electrically operated awning above, wooden railway sleeper steps and retaining wall leading up to area of lawn, flowerbed to one side and artificial lawn to the other with pathway leading to rear wooden garden building.

### Garden Office/Annexe

Timber structure comprising two large rooms and a wet room with WC, walk in shower with ceiling mounted shower head and wall-mounted controls, power, lighting, two obscure glazed windows to the front.









## Road Map



## Hybrid Map



## Terrain Map



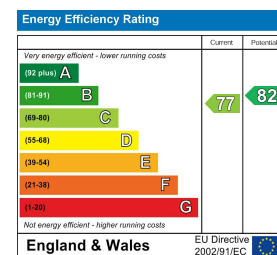
## Floor Plan



## Viewing

Please contact our Open Estates - Sales Office on 01923 537 111 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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