



42 Thornbury Gardens, WD6 1RE
£599,950

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Property Description

A well presented semi detached family house conveniently located close to Borehamwood town centre with its transport links into Central London via road and rail (Elstree and Borehamwood station) and is ideally placed for access to the local excellent schools such as Yavneh College and Monksmead.

The accommodation includes three bedrooms, a family bathroom, a reception room, a kitchen/breakfast room and a guest wc.

Externally, there is a landscaped rear Garden which extends to approximately 66ft with side access and an outbuilding and off street parking for two cars.

Council Tax Band D

Sole Agent

Key Features

- SEMI DETACHED FAMILY HOME
- FAMILY BATHROOM
- LANDSCAPED REAR GARDEN WITH OUT BUILDING AND SIDE ACCESS
- GUEST WC
- SCOPE FOR VARIOUS EXTENSIONS STPP
- THREE BEDROOMS
- OFF STREET PARKING FOR TWO CARS
- KITCHEN / BREAKFAST ROOM
- CLOSE TO LOCAL AMENITIES
- CATCHMENT FOR YAVNEH COLLEGE

Important Information

- **Price:** £599,950
- **Tenure:** Freehold
- **Council Tax Band:** D
- **EPC:** C
- **Location:** Borehamwood

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





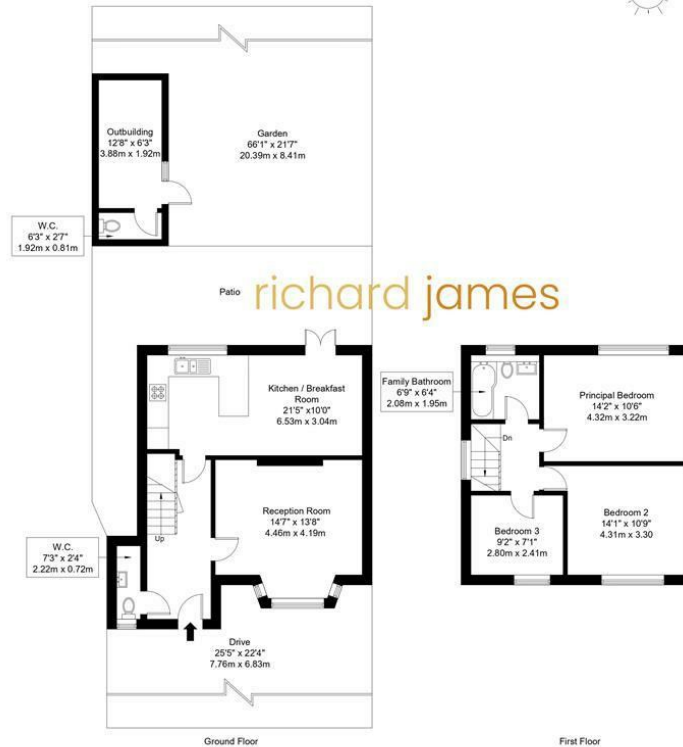


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Approx Gross Internal Area = 92.94 sq m / 1000 sq ft

Outbuilding = 9.25 sq m / 100 sq ft

Total = 102.19 sq m / 1100 sq ft



Ref :

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B L E U
P L A N

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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As agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor, if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller, as we will not have had sight of the title documents. You are advised to obtain verification from your Solicitor/Conveyancer. Before viewing a property, do please check with us as to its availability, and also request clarification or information on any points of particular interest to you, to save you any possible wasted journeys. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate; all dimensions include wardrobe space where applicable. While we believe that the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.



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