

**Aycliffe Road, Borehamwood**

**£359,950 (Freehold)**

**VILLAGE**  
E S T A T E S



This CHAIN FREE 2 bedroom starter home is located on Aycliffe Road, just a short walk to local shops. There is a bus route that takes you to Elstree & Borehamwood station and Borehamwoods bustling High Street as well as an array of amenities including cafes, restaurants and entertainment venues. For those who prefer to drive, the above can be reached in just 5 minutes by car with other road links such as A1, M1 and M25 easily accessible too.

The property has been recently redecorated throughout and is offered in good condition with accommodation comprising of:- Entrance hall, compact kitchen and large lounge dining room on the ground floor, with one double bedroom, one single bedroom and bathroom on the first floor. Additional benefits include gas central heating, allocated parking and a pretty and private rear garden.

This property is perfect for first time buyers looking to get on the ladder and ideal for rental investors with the property achieving £1550 pcm on the rental market with sky high demand.

**020 3764 2222**  
[www.village-estates.co.uk](http://www.village-estates.co.uk)



Village Estates  
The Corner Shop High Street, Elstree  
Herts WD6 3BY

Important Note: These particulars do not form part of any contract. All measurements are approximate and should not be relied upon. All prices quoted are strictly subject to contract.



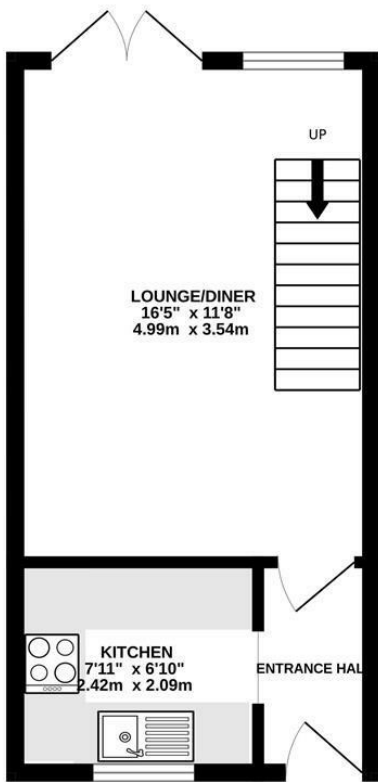




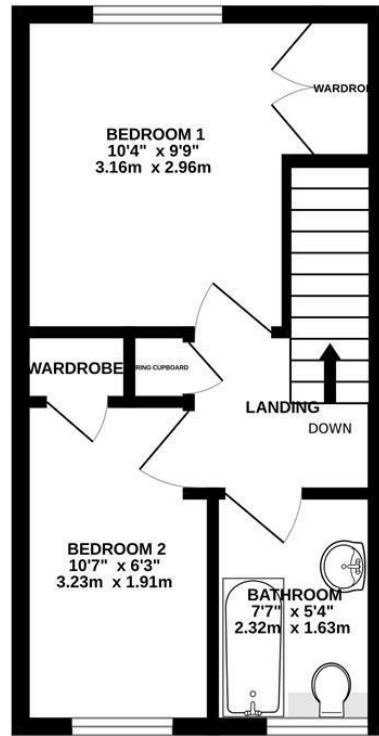




GROUND FLOOR  
270 sq.ft. (25.1 sq.m.) approx.



1ST FLOOR  
270 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA : 541 sq.ft. (50.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	