

**Ayot Path, Borehamwood**

**£800,000 (Freehold)**

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



This beautifully finished 4 bedroom home boasts over 2000sqft of flexible living accommodation. The heart of the house is the huge open plan kitchen, dining, and living room area, ideal for entertaining guests and offering a large island with solid work tops and integrated appliances. The downstairs also houses a utility room and W/C.

To the first floor is a double bedroom with walk in wardrobe, two further bedrooms and a stunning family bathroom. The second floor boasts another double bedroom with stunning en-suite with large walk in shower.

Externally the house has two gardens, the first beautifully landscaped with large patio, lawn and BBQ area. The second boasts a large outbuilding, perfect for those in need of extra storage space or looking to create a home office or studio. There is also off street parking.

Located approximately 2 miles from Elstree and Borehamwood station (7 minutes by car) yet on the bus route to Borehamwood and Shenley high streets. Viewing highly recommended.

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

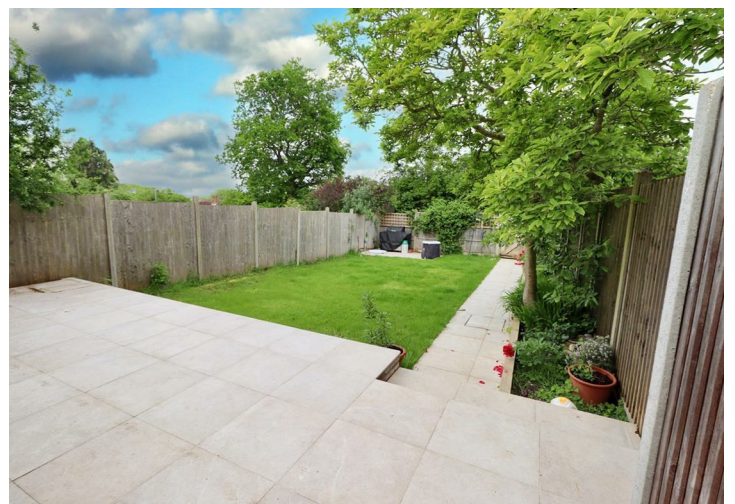


Village Estates  
The Corner Shop High Street, Elstree  
Herts WD6 3BY

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.

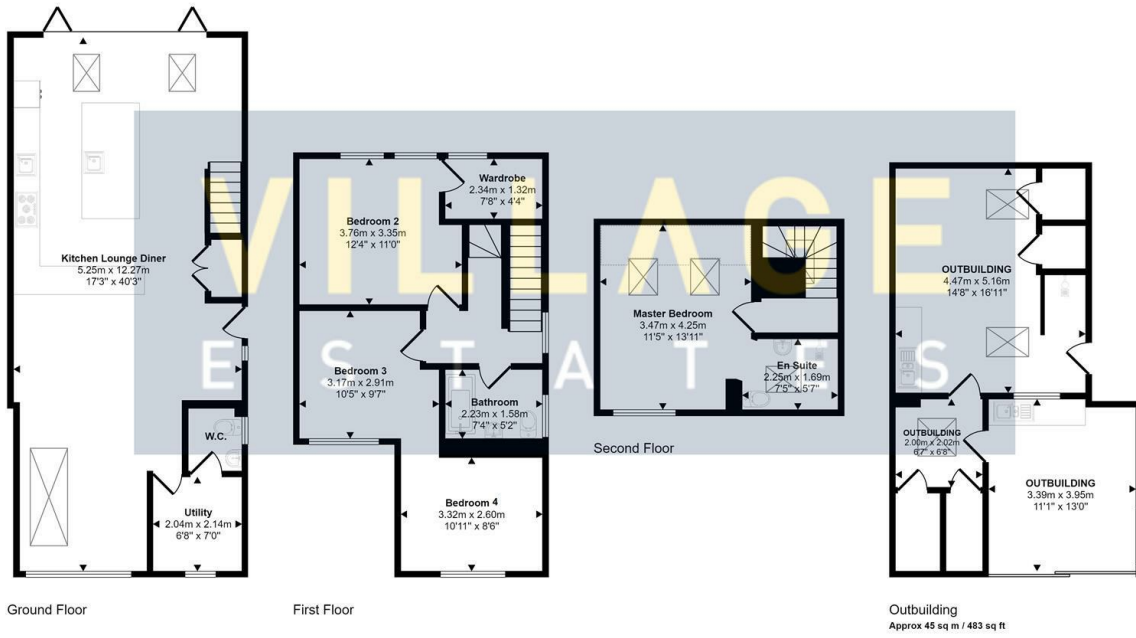








Approx Gross Internal Area  
201 sq m / 2168 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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