

Melrose Avenue, Borehamwood

£849,950 (Freehold)

VILLAGE
ESTATES



****CHAIN FREE**** This Imposing 4 bedroom semi detached home is located on the SOUTH SIDE of Borehamwood, on the highly sought after Melrose Avenue. A genuine short walk to the mainline station and Borehamwood's bustling High Street with a host of amenities including shops, bars, restaurants and Cafes. The property is also perfectly placed for the areas finest schools with Yavneh College/Primary and Monksmead School very close by. Haberdashers and Aldenham school are also a short drive away.

This fine family home has had the benefit of a double storey extension and now boasts approximately 1450 sq ft of flexible accommodation with further scope to extend to the rear and loft. As it stands, the property has an entrance hall, through lounge/dining room, conservatory and kitchen as well as a large integral garage. The first floor has 4 bedrooms and two large bathrooms which both have separate showers and baths.

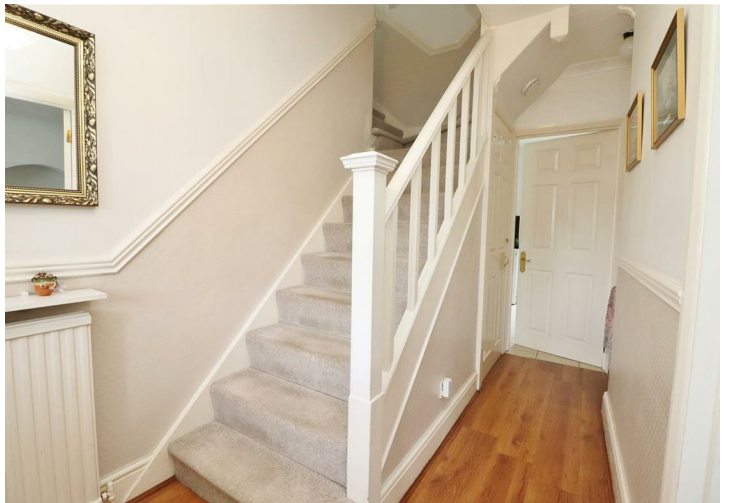
There is a large SOUTH FACING rear garden with patio and lawn whilst the front has a block paved driveway for at least 2 cars with room to have more if the front garden was paved over.

020 3764 2222
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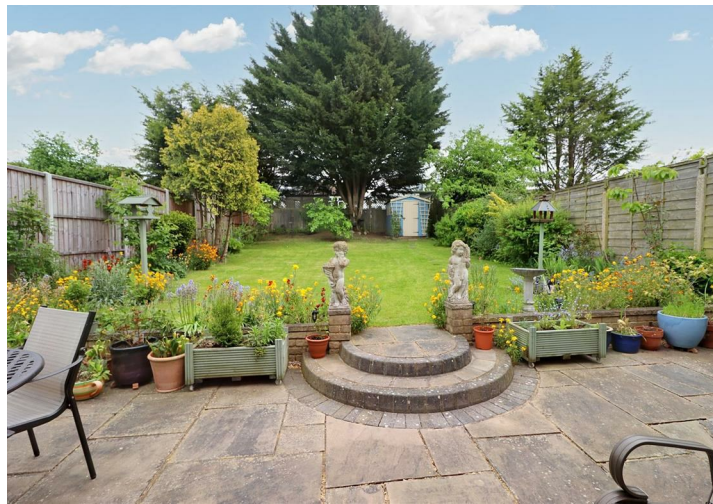


Village Estates
The Corner Shop High Street, Elstree
Herts WD6 3BY

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.





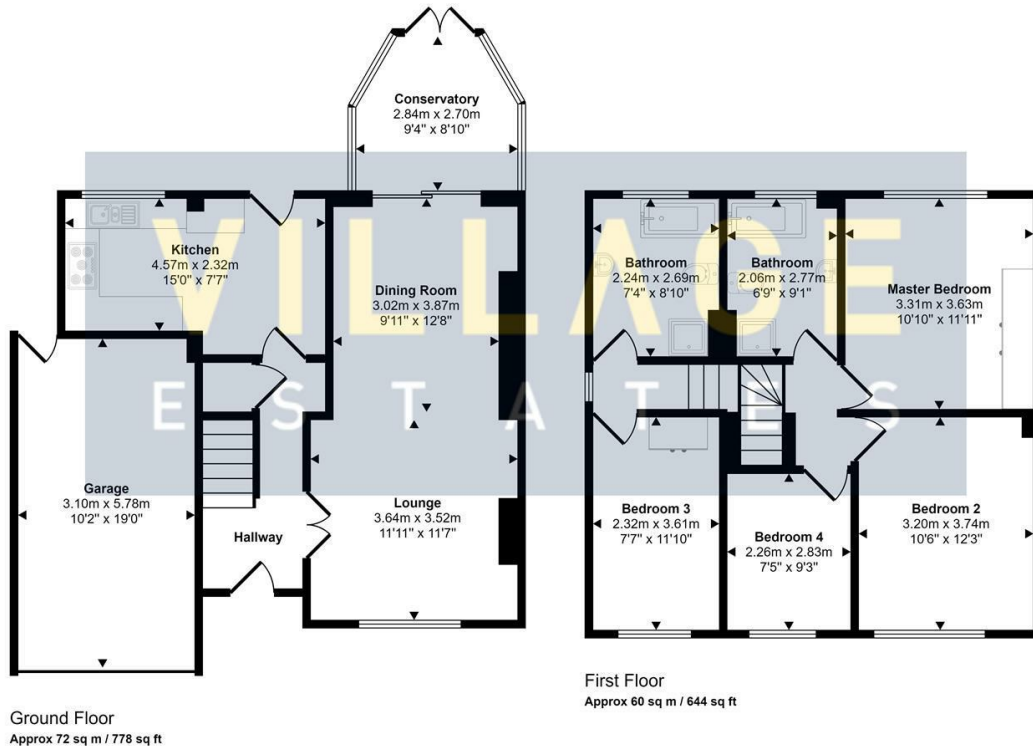




360 Tour



Approx Gross Internal Area
132 sq m / 1422 sq ft



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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(61-91) B		70	
(69-80) C			
(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	