

# Chaucer Grove, Borehamwood

£555,000 (Freehold)

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



This beautifully maintained 3 BED 2 BATH home is located in a quiet cul-de-sac on the SOUTH SIDE of Borehamwood. Just a few minutes by foot to the mainline station with brilliant access in to London and a short walk to the High Street with all the amenities that has to offer. The property is also perfectly placed for the areas best local schools including Yavneh college and Primary.

The property itself boasts an entrance hall, downstairs w/c, good sized living room and kitchen dining room to the ground floor. The first floor is home to a master bedroom with fitted storage and en-suite bathroom, second bedroom with fitted wardrobes and a good size third bedroom. Externally there is off street parking for 2 vehicles and a rear garden with patio area and lawn.

**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.

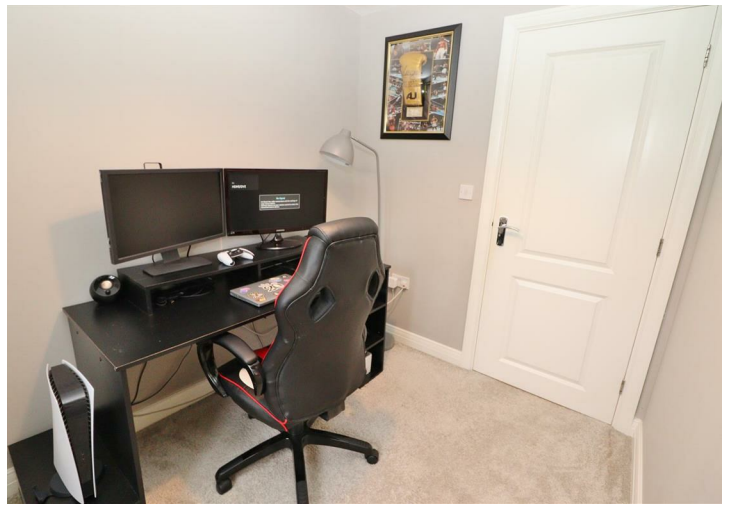
















### Chaucer Grove WD6



Approx. Gross Internal Area: 855 ft<sup>2</sup> ... 79.4 m<sup>2</sup>

All measurements and areas are approximate only. Dimensions are not to scale. This plan is for guidance only and must not be relied upon as a statement of fact. (c) Peninsula Surveys Ltd.



Available on the **App Store**



ANDROID APP ON **Google play**

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	