

# Broughinge Road, Borehamwood

## £850,000 (Freehold)



This 2000sqft+ SEMI DETACHED family home is located on a quiet turning in Borehamwood. Approximately a 5 minute walk to the high street with an array of shops, restaurants and the mainline station with an excellent service in to London.

Beautifully finished by its current owners the property offers an inviting entrance hallway, formal lounge, additional reception room perfect for a playroom or home office, utility room, W/C and large open plan kitchen, living, dining room which acts as the hub of the house.

To the first floor is a large bedroom with a walk in wardrobe and en-suite shower room, another double bedroom and a family bathroom. The second floor plays home to another large bedroom with en-suite shower room and fitted wardrobes.

Having undergone full refurbishment in 2018 the house was bought in to the 21st century and further benefits include; underfloor heating throughout, RAKO smart lightning and music system, insulation on the exterior for better thermal ratings and CCTV and alarm system in place. It has UFH throughout.

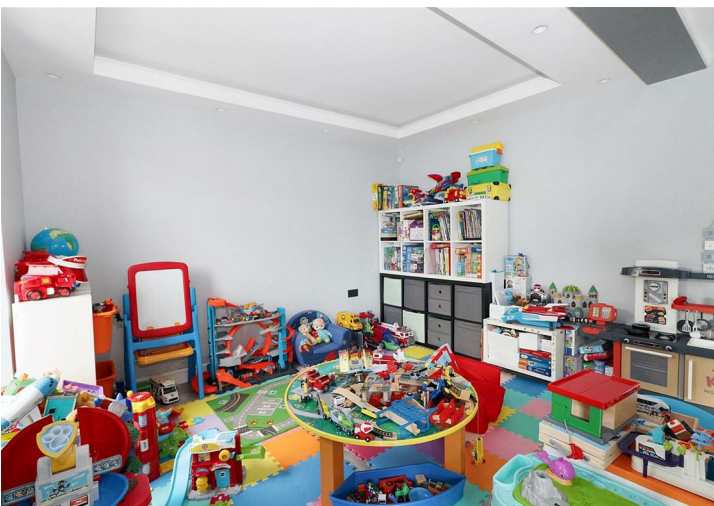
Externally there is a landscaped rear garden with large patio and BBQ area and artificial lawn and to the front are views of playing fields along with off street parking for multiple cars.

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

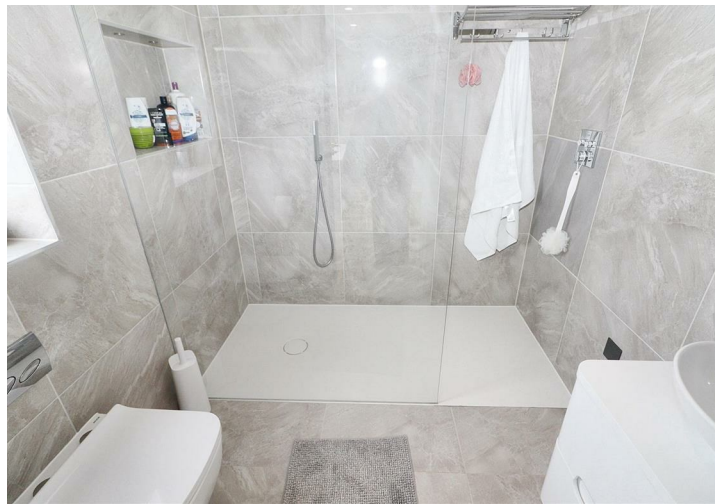
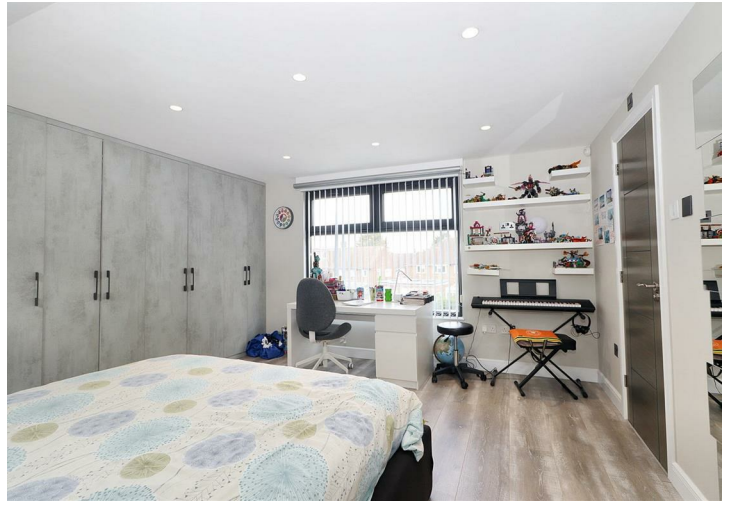


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Important Note: These particulars do not form part of any contract. All measurements are approximate and should not be relied upon. All prices quoted are strictly subject to contract.

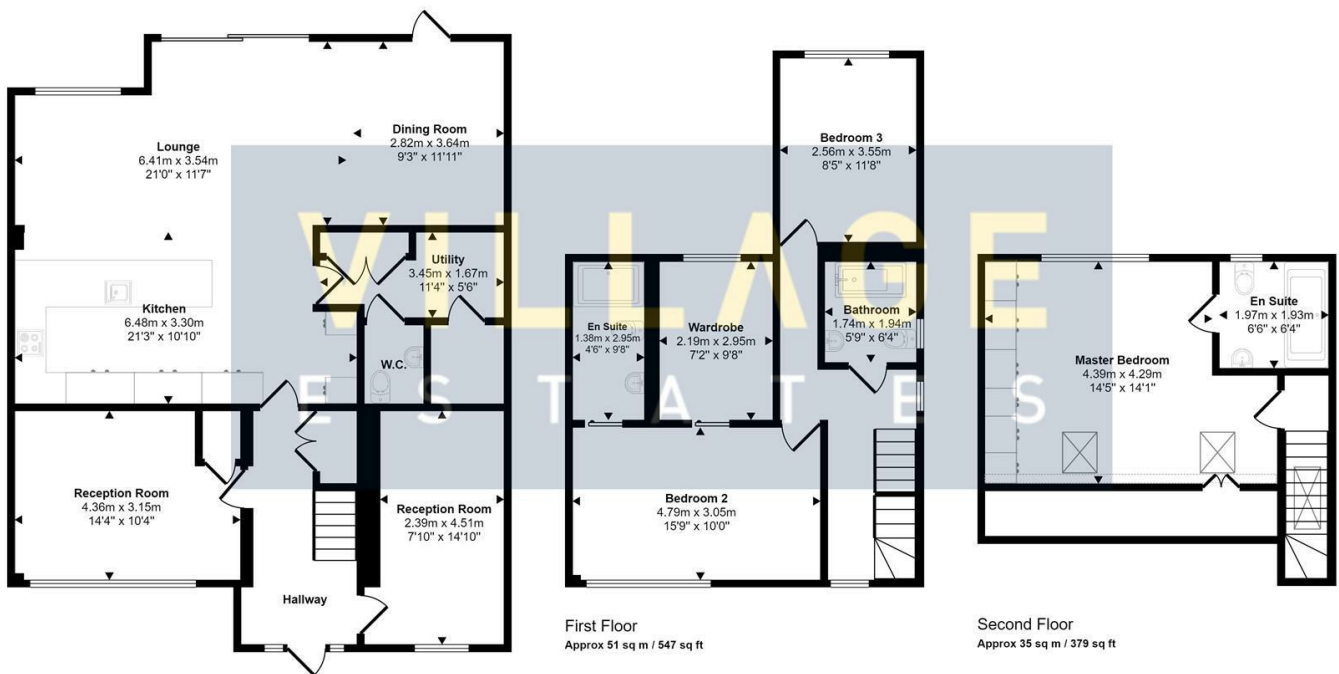








Approx Gross Internal Area  
187 sq m / 2018 sq ft



Ground Floor  
Approx 102 sq m / 1093 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) <b>A</b>			
(61-91) <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	