

# The Champions, Borehamwood

£2,195 ()

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



This well presented 3 bedroom end-of-terrace family home is found in a quiet pocket of the popular Champions development. The Champions is situated on the North Side of Borehamwood, within walking distance to local shops and primary school and just a short bus ride away from Borehamwood's high street, mainline station and fantastic shopping facilities.

Internally property boasts a spacious reception room, a large kitchen/diner, and a convenient downstairs W/C. Upstairs is home to 3 bedrooms, two of which have fitted wardrobes and the family bathroom. Externally the property features a generous front and back gardens.

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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.







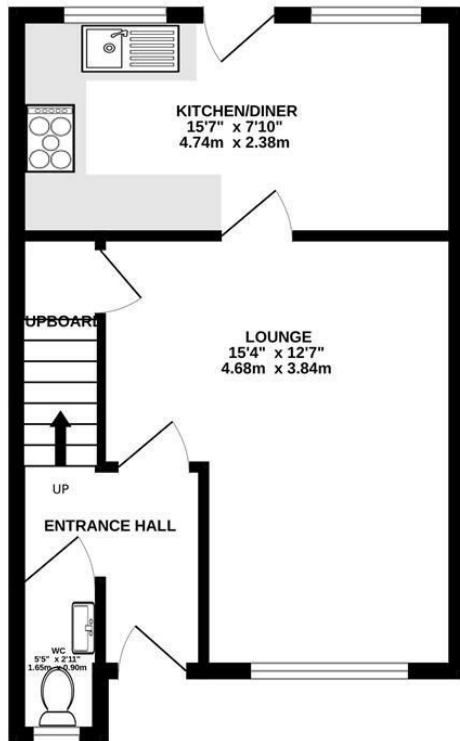




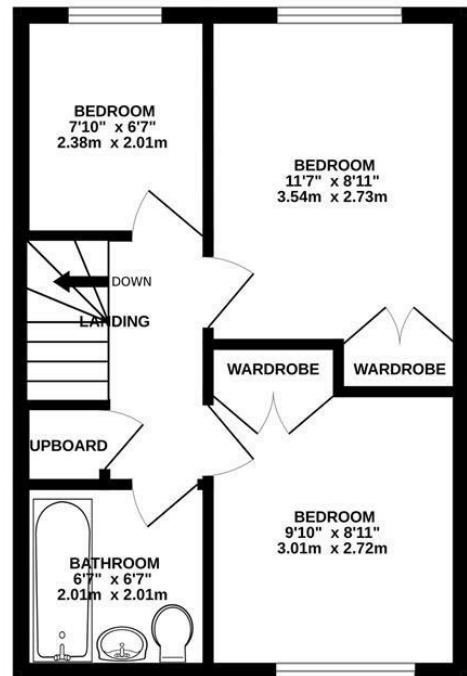




GROUND FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR  
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 727 sq.ft. (67.5 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)	A		
(81-91)	B		
(69-80)	C	71	
(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	