

Croxdale Road, Borehamwood

£650,000 (Freehold)

VILLAGE
E S T A T E S



This beautifully presented 4 DOUBLE bedroom home measures a colossal 2352 sq ft and boasts its own private double garage providing secure and dry off street parking!

Located in a particularly desirable part of Borehamwood, Just a short stroll from Croxdale Road's synagogue, the shopping park and mainline station. The property is also perfectly located for recreational facilities with the Brook and Aberford Park directly behind the house.

Internally, this family home has been heavily extended and offers a wealth of living accommodation. The ground floor is home to an open plan kitchen lounge diner, separate lounge, w/c with utility and entrance hallway. To the first floor is three double bedrooms as well as a family bathroom. The second floor is a loft conversion which now plays home to a master bedroom with en-suite shower room with steam shower. Further benefits include; underfloor heating throughout the kitchen lounge diner, insulation on the exterior for better thermal ratings and alarm system in place.

Externally, there is a well maintained front garden, off street parking to the rear in the form of a large garage, a large storage room and a landscaped rear garden with patio and artificial lawn.

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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.

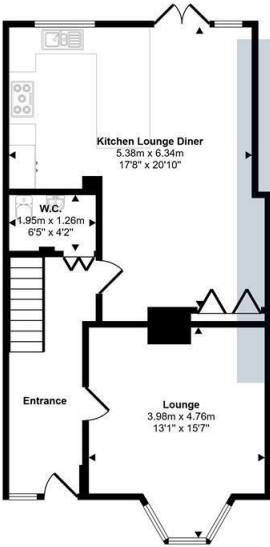







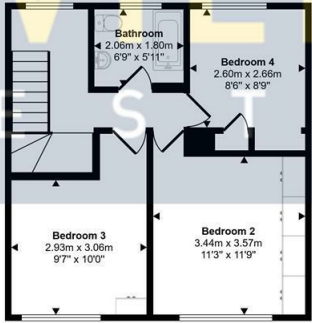


Approx Gross Internal Area
219 sq m / 2352 sq ft



Ground Floor
Approx 61 sq m / 656 sq ft

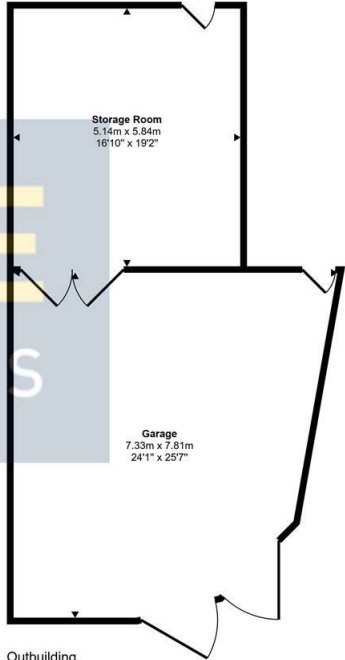
 Denotes head height below 1.5m



First Floor
Approx 46 sq m / 492 sq ft



Second Floor
Approx 31 sq m / 339 sq ft



Outbuilding
Approx 80 sq m / 865 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			
(81-91) B			
(69-80) C		71	80
(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	