

New Road, Borehamwood
£649,950 (Freehold)

VILLAGE
E S T A T E S



This beautifully appointed and skillfully extended 3 bedroom character cottage is set behind gates in the heart of Elstree Village. The property is a combination of ultra modern luxury and character charm which includes:- Open plan kitchen/living/dining room, 2 bedrooms, shower room and separate WC on the first floor with a stunning master bedroom on the top floor. There is private off road parking and a pretty garden to the front. Further benefits include exposed brickwork, state of the art CAT 6 wiring, under floor heating, home automation system and LED lighting throughout.

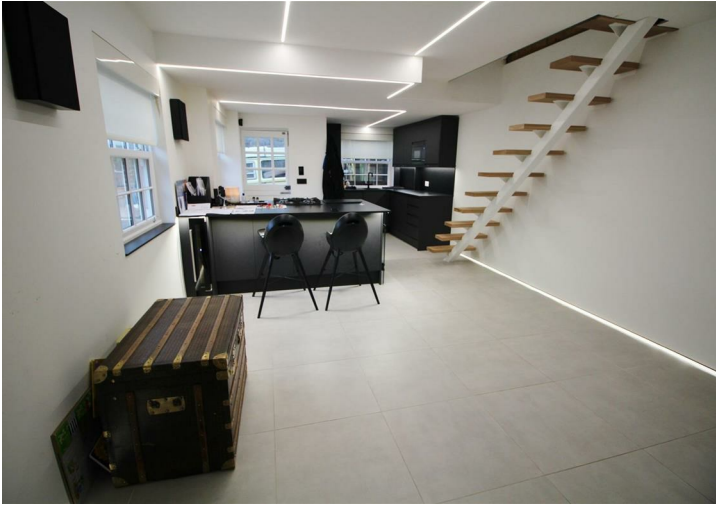
The property is perfect for any downsizing buyer, young couple/family or rental investor with achievable rents at circa £2500 pcm.

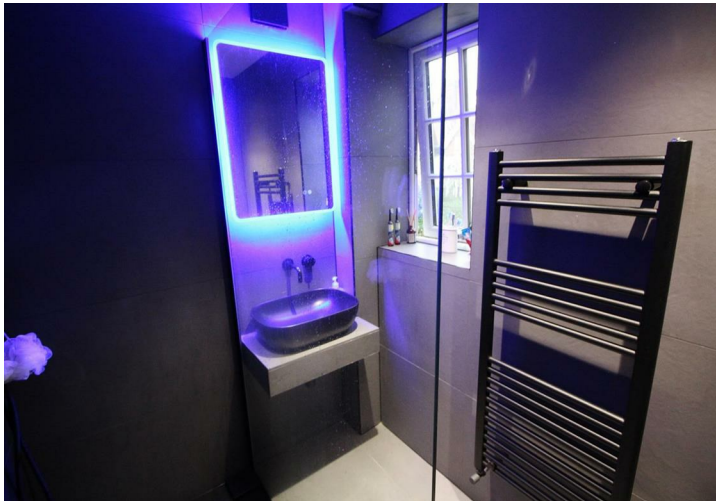
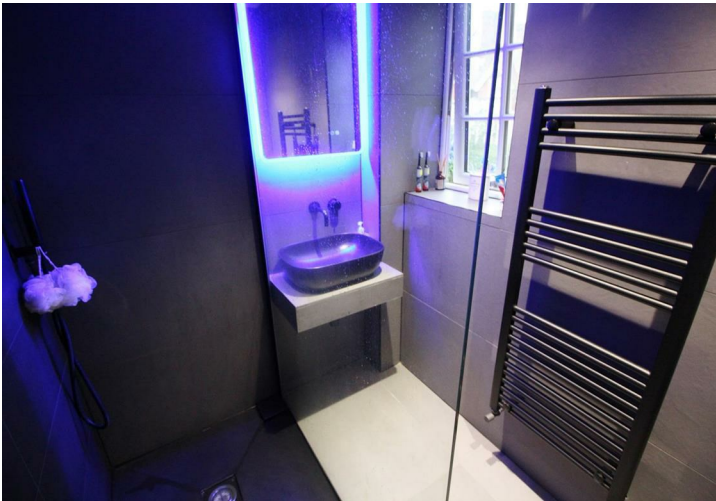
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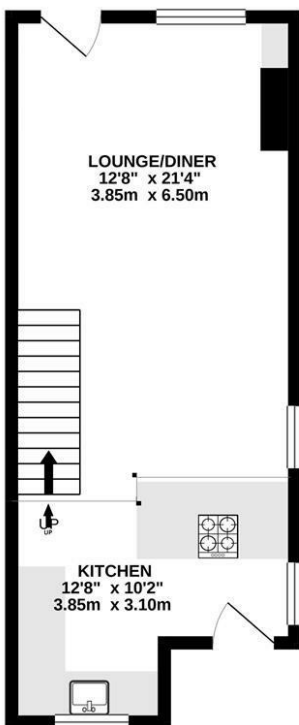
Important Note: These particulars do not form part of any contract. All measurements are approximate and should not be relied upon. All prices quoted are strictly subject to contract.



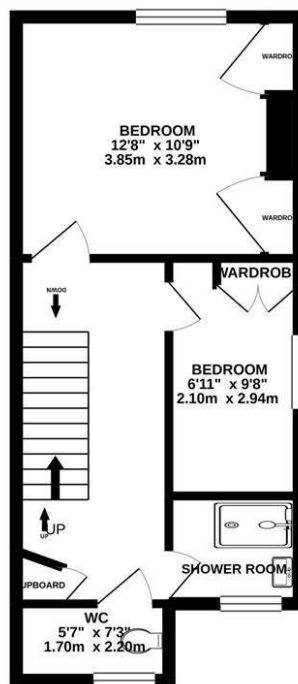




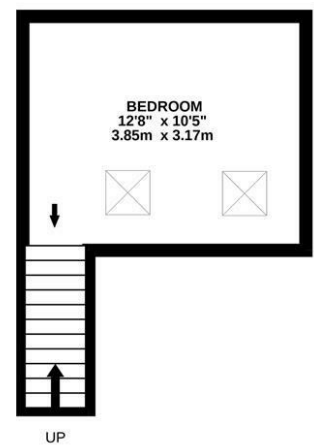
GROUND FLOOR
369 sq.ft. (34.3 sq.m.) approx.



1ST FLOOR
376 sq.ft. (35.0 sq.m.) approx.



2ND FLOOR
131 sq.ft. (12.2 sq.m.) approx.



TOTAL FLOOR AREA : 877 sq.ft. (81.5 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		
(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	