

**Bishops Avenue, Borehamwood**  
**£1,049,950 (Freehold)**



This 4 bedroom semi-detached house is located in the most sought after pocket in Elstree on Bishops Avenue. A very short stroll from Elstree and Beorehamwood's mainline station, bustling high street, places of worship and all local amenities. The ground floor accommodation boasts a fitted kitchen, dining area, TV room, impressive through lounge and dining room, spacious entrance hallway, study, utility room and guest cloakroom. The first floor comprises of master bedroom with ensuite shower room, an additional two double bedrooms, fourth bedroom and family bathroom. Externally the property has off street parking and a great size south west facing rear garden backing on to green belt land offering views of open fields. There is further extension potential subject to the necessary consents.

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



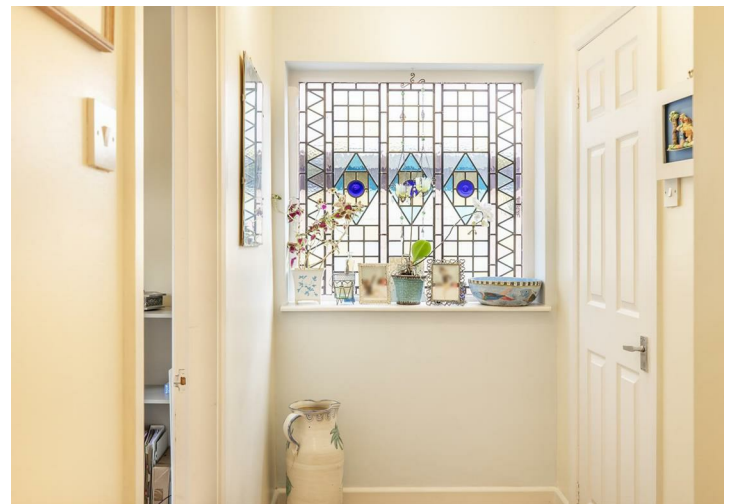
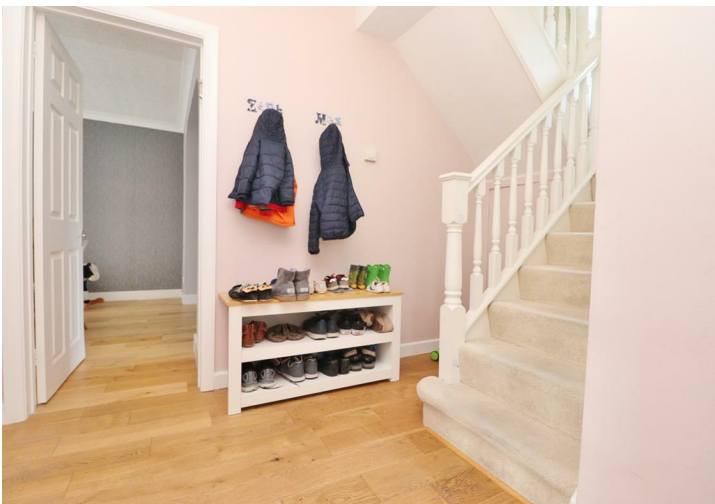
Village Estates  
The Corner Shop High Street, Elstree  
Herts WD6 3BY

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.























Approximate Gross Internal Area 1794 sq ft – 167 sq m  
 Ground Floor Area 980 sq ft – 91 sq m  
 First Floor Area 814 sq ft – 76 sq m



These plans are for representation purposes only as defined by RICS code of measuring practise.  
 No guarantee is given on total square footage of the property within this plan.  
 The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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	