

**31 Horizon Place Studio Way, Borehamwood  
WD6 5FP  
Guide Price £625,000**

Offered for sale is this well presented, four bedroom townhouse located within a popular development in Borehamwood which was constructed by Linden Homes 8 years ago. The property is ideally situated within walking distance to the town centre and train station as well as falling into the catchment area of Yavneh & Monksmead schools.

This modern property still has the NHBC Warranty in place and provides spacious living accommodation as well as ample storage throughout. Other benefits include, two modern bathrooms (one en-suite), kitchen diner, downstairs wc, integral garage, a spacious reception room on the first floor and a low maintenance garden which also has gated rear access. There is also an allocated parking bay adjacent to the property.

Please note there is a service charge fee of Approx £320 per year.

EPC Rating Band B,



Entrance Hallway

Downstairs WC

Kitchen Diner

14'1 x 14'5 at max points (4.29m x 4.39m at max points)

Landing

Lounge

14'1 x 13'2 (4.29m x 4.01m)

Master Bedroom

14'1 x 10' (4.29m x 3.05m)

En-Suite Shower Room

Landing

Bedroom Two

14'1 x 10' at max points (4.29m x 3.05m at max points)

Bedroom Three

13'2 x 6'10 at max points (4.01m x 2.08m at max points)

Bedroom Four

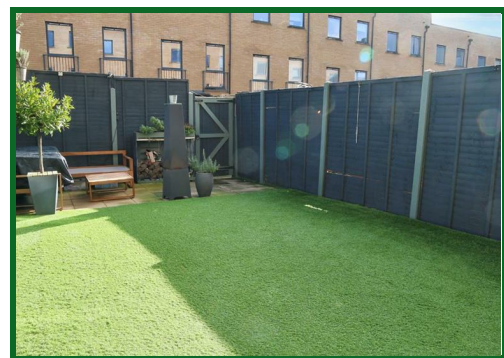
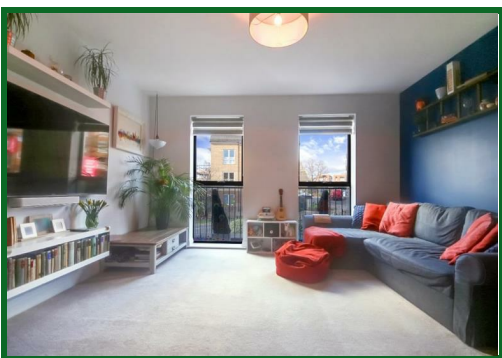
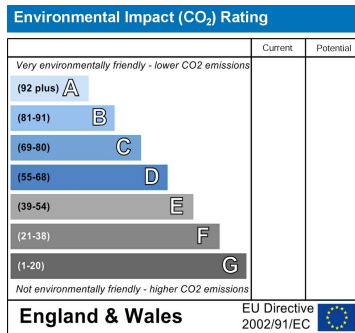
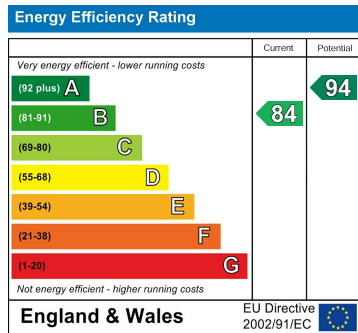
11'3 x 6'10 at max points (3.43m x 2.08m at max points)

Family Bathroom

Rear Garden

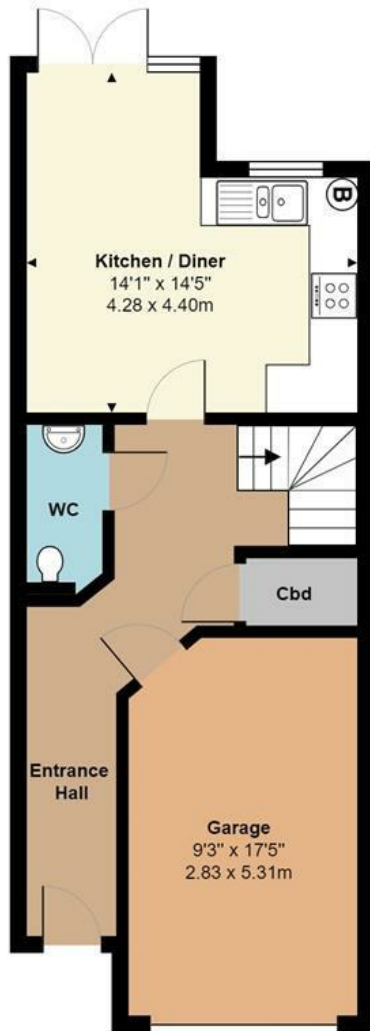
Single Garage & Parking

Allocated parking bay for one car adjacent to the property

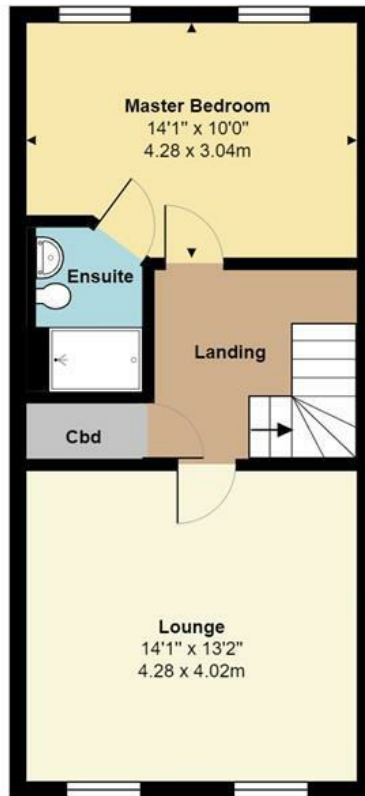


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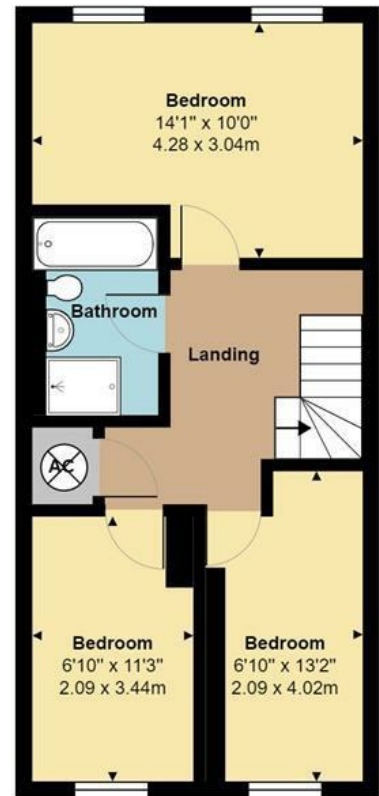




**Ground Floor**  
Area: 518 ft<sup>2</sup> ... 48.1 m<sup>2</sup>



**Second Floor**  
Area: 452 ft<sup>2</sup> ... 42.0 m<sup>2</sup>



**First Floor**  
Area: 452 ft<sup>2</sup> ... 42.0 m<sup>2</sup>

Total Area: 1423 ft<sup>2</sup> ... 132.2 m<sup>2</sup>

All measurements are approximate and for display purposes only



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