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BARKERS
ESTATE & LETTING AGENTS

020 8953 4556

Whitehouse Avenue, Borehamwood



From Barkers of Borehamwood 0208 953 4556: This Four/Five bedroom house has been extended & beautifully refurbished to a high standard. The property benefits from good size bedrooms all round and has a self contained annex. There are two/three reception rooms including a open plan family room with a modern integrated kitchen. The master bedroom has a en-suite shower room as well as a family bathroom and guest WC. The rear garden benefits from a large paved seating area and a usable outhouse. The property is located within a very short walk to the Town & Station and

- **Four/Five Bedrooms**
- **Self Contained Annex**
- **Modern Kitchen**
- **2nd Reception Room**
- **Guest WC**
- **Ensuite Shower Room**
- **Driveway**
- **Catchment for Yavneh**

Freehold £980,000

Accommodation comprises of

Kloeber solid front door. Entrance door to:

Entrance Hallway 7' x 15' (2.13m x 4.57m)

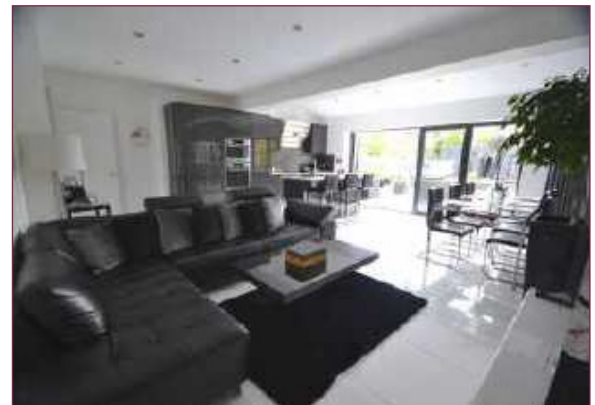
Two obscured double glazed windows to front. Seven inset ceiling spotlights. Smoke alarm. Vertical radiator. Under stair storage cupboard. Large white porcelain floor tiles. Stairs to first floor. Door to:

**Reception Room Two 13' x 14.3" (3.96m x 4.37m)**

Double glazed bay window to front. Six inset ceiling spotlights. Television point. Power points. Vertical radiator. Large white porcelain floor tiles.

**Kitchen/Dining Family Room 19' 9" x 20'5" (5.79m 0.23m x 6.22m)**

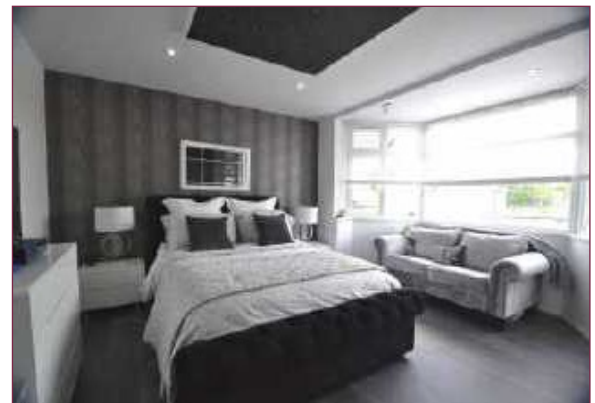
Double glazed bi-folding concertina doors. Sixteen inset ceiling spotlights. Range of high gloss Grey fitted wall and base units with centre island. Built in washing machine, fridge/freezer and dishwasher. Stainless steel inset sink unit with glass surround and drainer with mixer tap. Four ring induction hob. Built in oven and microwave. Wall mounted contemporary angled extractor fan. Two vertical radiators. Power points. Television point. Telephone point. Power points. Large white porcelain floor tiles. Door to self contained annex.

**Stairs to first floor****Galleried landing**

Double glazed window to front and side. Ceiling light point. Smoke alarm. Power point. Quick step flooring.

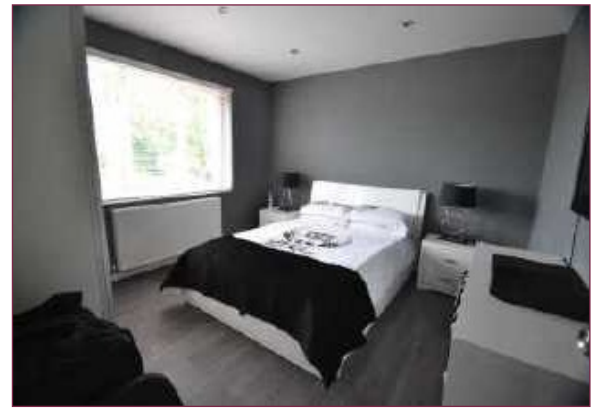
Bedroom Two 12'11" x 14'11" (3.94m x 4.55m)

Double glazed bay window to front. Four inset ceiling spotlights. Free standing wardrobe. Television point. Power points. Radiator. Quick step flooring.



Bedroom Three 11'2" x 10'10" (3.40m x 3.30m)

Double glazed window to rear. Six inset ceiling spotlights. Free standing wardrobe. Television point. Power points. Radiator. Quick step flooring.



Bedroom Four 7'10" x 8' 8" (2.39m x 2.44m 2.44m)

Double glazed window to rear. Four inset ceiling light points. Television point. Power points. Radiator. Quick step flooring.



Study/Cot Room 5'3" x 6'11" (1.60m x 2.11m)

Double glazed window to front. Two inset ceiling spotlights. Power points. Internet point. Storage cupboard.

Family Bathroom 11' x 6'10" (3.35m x 2.08m)

Obscured double glazed window to rear. Two double glazed Velux windows. Four inset ceiling spotlights. Extractor fan. Panel enclosed bath with mixer taps and hand shower. Fully tiled shower cubicle with power shower body jets and wall mounted taps. Pedestal wash basin. Low level WC. Fully tiled walls. Storage cupboard. Heated chrome towel rail. Grey porcelain floor tiles.



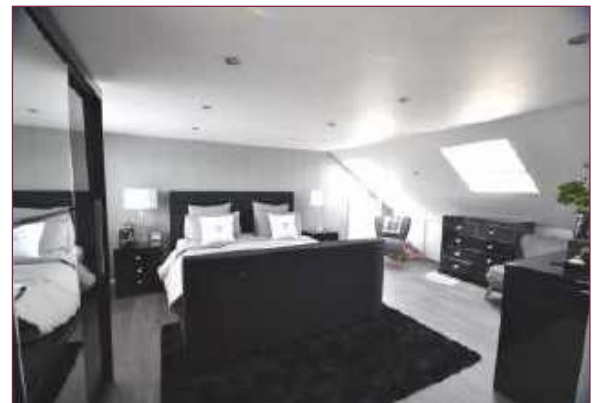
Stairs to top floor

Landing

Double glazed window to rear. Two inset ceiling spotlights. Quick step flooring.

Master Bedroom 15'6" x 17'5" (4.72m x 5.31m)

Two double glazed windows to rear. Two double glazed Velux windows to front. Ten inset ceiling spotlights. Free standing wardrobe. Built in storage in the eaves. Power points. Radiator. Quick step flooring.



En-suite Shower Room

Double glazed Velux window. Three inset ceiling spotlights. Extractor fan. Fully tiled shower cubicle with power shower. Bracket wash basin. Low level WC with concealed cistern. Fully tiled walls. Heated chrome towel rail. Porcelain tiled flooring.



Self Contained Annex

Double glazed window to front. Double glazed doors to rear. Fitted kitchen. Shower room with WC. Lounge. Rear garden.



Exterior



Rear Garden 100' (30.48m)

South Westerly facing garden Mainly laid to lawn. Range of plants and shrubs. Large paved patio seating area. Outside garden lights. Outhouse. Gated access to front.



Outhouse

Two double glazed windows to front. Double glazed doors to front. Ceiling light point. Power points. Storage cupboard.

Driveway

Block paved driveway providing off street parking for up to three cars. Range of tree shrubs.

Services

It is not our company policy to test services and domestic appliances so we cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.





This floor plan is a guide to layout and is for identification purposes only. It is not to scale and any measurements shown should not be relied upon. SQUARE FOOTAGE/METERAGE when shown INCLUDES ALL AREAS ON PLAN EXCEPT EAVES, unless otherwise indicated. Plan produced using PlanUp.

Barkers have prepared these property sale particulars as accurately and reliably as possible. However, we are human and occasionally errors occur! Whilst we believe them to be correct they are offered only as a general guide and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but should satisfy themselves by inspection or otherwise as to their accuracy. Any points of concern arising from them should be clarified with this office before travelling any distance to view the property. All measurements and descriptions are approximate and must not be relied upon for the purpose of ordering carpets, furnishings, fittings, appliances or services. No person employed by Barkers has authority to make or give any representation or warranty whatsoever in respect of this property. Floorplans are NOT TO SCALE. Floorplans are included as a service to applicants to give only a visual impression of the accommodation. It is intended only as a GUIDE TO THE LAYOUT. Dimensions and positions of walls, doors, windows, stairs etc., are approximate.

Energy Performance Certificate

8, Whitehouse Avenue, BOREHAMWOOD, WD6 1HD
 Dwelling type: End-terrace house Reference number: 2098-0911-7269-1013-2900
 Date of assessment: 21 November 2017 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 21 November 2017 Total floor area: 163 m²

Use this document to:

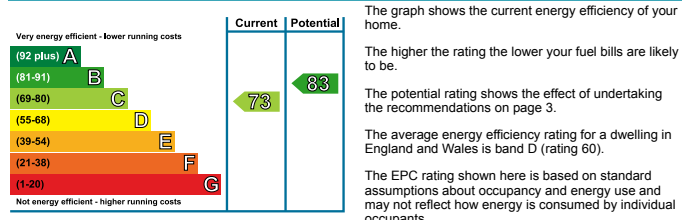
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,093
Over 3 years you could save	£ 519

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 258 over 3 years	£ 258 over 3 years	
Heating	£ 2,436 over 3 years	£ 2,055 over 3 years	
Hot Water	£ 399 over 3 years	£ 261 over 3 years	
Totals	£ 3,093	£ 2,574	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 387	
2 Solar water heating	£4,000 - £6,000	£ 135	
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 855	

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

**CALL BARKERS TO ARRANGE
 A VIEWING
 020 8953 4556**

