



Wordsworth Gardens

Borehamwood, WD6 2AB

Nestled within Borehamwood's most luxurious courtyard development within moments of the colourful array of shops, restaurants and Mainline station at the town centre. The owners have created a home of distinguished specification with the emphasis on elegance and style. The interior accommodation has been further enhanced with a tasteful garage conversion thus providing larger than average living space. Notable highlights include ; Elegant decor, a fully equipped kitchen/diner, guest cloakroom, two luxurious bathrooms, off street parking and a well tendered rear garden.

Offers Over £600,000 Freehold

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- Three Bedroom Semi Detached
- Two Reception Rooms
- Elegant Decor
- Moments from Town & Station
- Sought after Development
- Versatile Accommodation

Entrance Hall

Reception/Dining

16'6 x 7'11 (5.03m x 2.41m)

Bedroom Three

9' x 8'9 (2.74m x 2.67m)

Utility Room

Downstairs W/C

Stairs to First Floor

Kitchen Diner

15'7 x 9'11 (4.75m x 3.02m)

Lounge

15'7 x 15'4 (4.75m x 4.67m)

Stairs to Second Floor

Bedroom

13' x 9'11 (3.96m x 3.02m)

En-Suite

Bedroom

12'6 x 7'10 (3.81m x 2.39m)

Bathroom

Garden



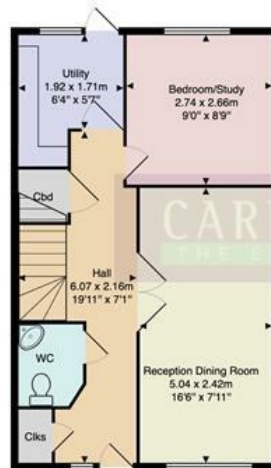
[Directions](#)



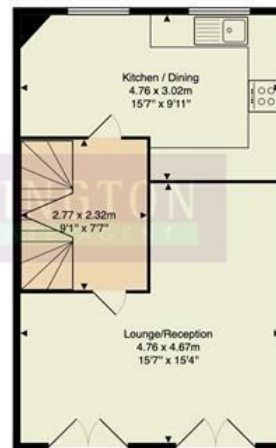
Wordsworth Gardens WD6



Second Floor
 Area: 36.6 m² ... 393 ft²
 Heat-Loss Perimeter: 16.9m ... 56ft



Ground Floor
 Area: 37.4 m² ... 403 ft²
 Heat-Loss Perimeter: 16.7m ... 55ft



First Floor
 Area: 37.4 m² ... 402 ft²
 Heat-Loss Perimeter: 17.2m ... 57ft

OFF STREET PARKING

Approx. Gross Internal Area: 111.3 m² ... 1198 ft²

All measurements and areas are approximate only. Dimensions are not to scale. This plan is for guidance only and must not be relied upon as a statement of fact.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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 must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		England & Wales			
EU Directive 2002/91/EC		EU Directive 2002/91/EC			

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