



## Lullington Garth

Borehamwood, WD6 2HE

Located along one of Borehamwood's premier 'Southside' locations, this three bedroom semi detached residence has been extended and converted to provide bright and generous living accommodation. The ground floor comprises of two reception rooms that lead to a conservatory with views over a stunning landscaped garden. There is a huge and well fitted kitchen diner with a guest WC and additional office/play room. The first floor comprises of three bedrooms and a modern family bathroom. There is off street parking and a particular highlight is a beautiful well kept rear garden. Please contact Carrington for an mutually convenient appointment.

**£750,000 Freehold**

# Lullington Garth

, Borehamwood, WD6 2HE



- Three Bedrooms
- Premier Location
- Ample Parking
- Extended
- Conservatory
- Stunning Garden
- Guest WC

## Entrance Porch

## Hallway

## Lounge

13'10 x 9'10 (4.22m x 3.00m)

## Dining Room

11' x 9'10 (3.35m x 3.00m)

## Kitchen

22'8 x 16'6 (6.91m x 5.03m)

## Downstairs W/C

## Conservatory

9'8 x 8'3 (2.95m x 2.51m)

## Stairs to First Floor Landing

## Bedroom One

13'9 x 10'4 (4.19m x 3.15m)

## Bedroom Two

11'1 x 10'4 (3.38m x 3.15m)

## Bedroom Three

8'3 x 6'8 (2.51m x 2.03m)

## Bathroom

## Rear Garden



[Directions](#)



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OFF STREET PARKING

Approx. Gross Internal Area: 102.5 m<sup>2</sup> ... 1103 ft<sup>2</sup>

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 <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(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 <sub>2</sub> emissions
	73	85	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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