



## Drayton Road

Borehamwood, WD6 2BX

A charming character filled extended three bedroom three reception room home located within an enviable position with direct access to the colourful array of shops and restaurants at the town centre. This charming home offers delightful flowing accommodation that comprises of a two large reception rooms that lead to a stylish fitted kitchen with a third reception room that leads to a pleasant rear garden. The first floor offers three spacious bedrooms, one complete with a private shower and a modern family bathroom. Priced realistically to achieve a quick sale, we strongly advise an internal inspection to fully appreciate this delightful home.

**£475,000 Freehold**

# Drayton Road

, Borehamwood, WD6 2BX



- Three Bedrooms
- Moments from Town
- Three Reception Rooms
- Lovely Kitchen
- Character Property
- Vacant Possession

## Entrance Hallway

## Living Room

14'6 x 10'11 (4.42m x 3.33m)

## Dining Room

14'2 x 13'10 (4.32m x 4.22m)

## Kitchen

15' x 8'11 (4.57m x 2.72m)

## Sun Room

7'8 x 6'6 (2.34m x 1.98m)

## Stairs to Landing

## Bedroom One

15' x 14'2 (4.57m x 4.32m)

## Bedroom Two

10'11 x 10'6 (3.33m x 3.20m)

## Bedroom Three

10'6 x 8'11 (3.20m x 2.72m)

## Bathroom

## Rear Garden





# Floor Plan

GROUND FLOOR  
51.2 sq.m. (551 sq.ft.) approx.

1ST FLOOR  
45.4 sq.m. (489 sq.ft.) approx.



TOTAL FLOOR AREA: 96.6 sq.m. (1040 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(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	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating: 76  
Environmental Impact (CO<sub>2</sub>) Rating: 54

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