



Linton Avenue

Borehamwood, WD6 4QZ

Nestled in the charming area of Borehamwood, this extended two bedroom end of terrace home in Linton Avenue presents an inviting house that is perfect for those seeking a comfortable and stylish home. This delightful property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests. The well-designed layout ensures that both areas are filled with natural light, creating a warm and welcoming atmosphere.

The house features two generously sized bedrooms, ideal for a small family or professionals looking for extra space. Each bedroom offers a peaceful retreat, perfect for unwinding after a long day. Additionally, the property includes two modern bathrooms, ensuring convenience and privacy for all occupants. There is also off street parking at the rear.

Linton Avenue is situated in a desirable location, with easy access to local amenities, schools, and transport links, making it an excellent choice for those who value both comfort and convenience. This end terrace house is not just a property; it is a place where you can create lasting memories. Whether you are a first-time buyer or looking to downsize, this home offers a wonderful opportunity to enjoy a vibrant community in Borehamwood.

£475,000 Freehold

Linton Avenue

, Borehamwood, WD6 4QZ



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|----------------------|---------------------|--------------------------|
| ■ Two Bedrooms | ■ Extended | ■ Two Reception Rooms |
| ■ Beautiful Kitchen | ■ Guest Shower Room | ■ Modern Family Bathroom |
| ■ Off Street Parking | ■ Elegant decor | |

Entrance Hall

Living Room

15' x 12'3 (4.57m x 3.73m)

Kitchen Diner

18'7 x 18'3 (5.66m x 5.56m)

Ground Floor Shower Room

Stairs to First Floor

Bedroom One

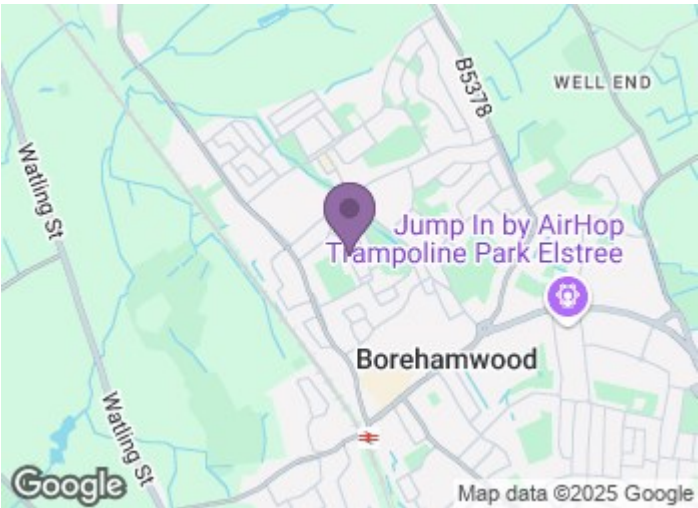
18'7 x 12'3 (5.66m x 3.73m)

Bedroom Two

11'5 x 9'10 (3.48m x 3.00m)

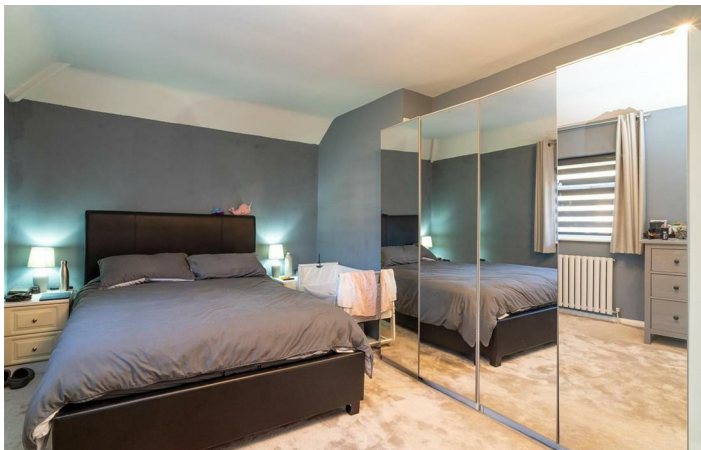
Bathroom

Rear Garden



Directions



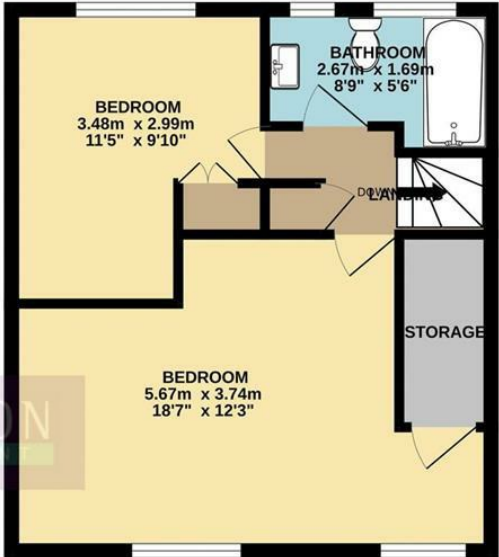


Floor Plan

GROUND FLOOR
52.2 sq.m. (562 sq.ft.) approx.



1ST FLOOR
36.3 sq.m. (390 sq.ft.) approx.



TOTAL FLOOR AREA : 88.5 sq.m. (953 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 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		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating: 83 (Current), 41 (Potential)
Environmental Impact (CO₂) Rating: 83 (Current), 41 (Potential)

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