



## SULLIVAN WAY

BOREHAMWOOD, WD6 3DG

£475,000  
FREEHOLD

Chain Free, with vacant possession and in need of modernisation, a three bed semi detached property in the heart of Elstree Village. A family home arranged over two floors with 2 reception rooms, kitchen, family bathroom and a 75' garden. Within close proximity to nearby local amenities, local transport as well as a number of fine schools.

The property offers easy access to local road network, the M1 and M25.



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## Sullivan Way, Elstree, Borehamwood, WD6

Approximate Area = 958 sq ft / 89 sq m  
 Outbuildings = 125 sq ft / 11.6 sq m  
 Total = 1083 sq ft / 100.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2023. Produced by Taylor Hawkins. REF: 1062529



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | <b>86</b> |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | <b>55</b>               |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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