



**Connells**

Thornbury Gardens  
Borehamwood



## Property Description

Connells are pleased to bring this larger than average, semi detached house to the market that is located in one of the most sought after roads in Borehamwood.

The property comprises of two reception rooms, three bedrooms, a modern fitted kitchen as well as a family style bathroom. The property benefits from a sizable rear garden, off-street parking for two cars as well as holding the potential for further extension (STPP).

The property is conveniently located with access to several transport lines, including several bus services within walking distance, Elstree & Borehamwood Train Station that provides Thameslink services into London as well as the A1, A41, M25 and M1 motorways. There are a variety of well-regarded nurseries, primary and secondary schools within proximity such as Yavnah College.

The property is also close by to ample local shops and amenities with Borehamwood High Street and Borehamwood Boulevard Shopping Centre just a short drive away providing numerous shops, eateries and entertainment facilities as well as a variety of supermarkets.

For more information or to arrange a viewing, please contact Connells today.

## Ground Floor

### Entrance Porch

Door to front aspect, window to front aspect and boiler cupboard.

### Entrance Hall

Under stair storage and radiator.

### Cloakroom

Window to front aspect, water closet, wash hand basin and radiator.

### Kitchen

10' x 9' 11" ( 3.05m x 3.02m )

Window to rear aspect, one bowl sink with drainer, wall and base units, work surfaces, plumbing for a washing machine and dishwasher, pantry storage, electric oven, gas hob and radiator.

### Dining Room

10' 10" x 8' 9" ( 3.30m x 2.67m )

Door to rear garden and radiator.

### Lounge

15' 3" x 14' 7" ( 4.65m x 4.45m )

Window to front aspect, television cable, gas fire and radiator.

## First Floor

### Landing

Window to side aspect.

### Bedroom 1

14' 1" x 10' 11" ( 4.29m x 3.33m )

Window to front aspect, built in wardrobe and radiator.

### Bedroom 2

14' 1" x 8' 8" ( 4.29m x 2.64m )

Window to rear aspect, loft access, built in wardrobe and radiator.

### Bedroom 3

9' 1" x 7' 11" ( 2.77m x 2.41m )

Window to front aspect, built in wardrobe and radiator.

### Bathroom

Window to rear aspect, wash hand basin, heated towel rail, shower cubicle, bath with mixer taps and partially tiled throughout.

### Outside

#### Front

Block pave driveway and side access.

#### Rear

Patio, laid to lawn and outbuilding.

### Outbuilding

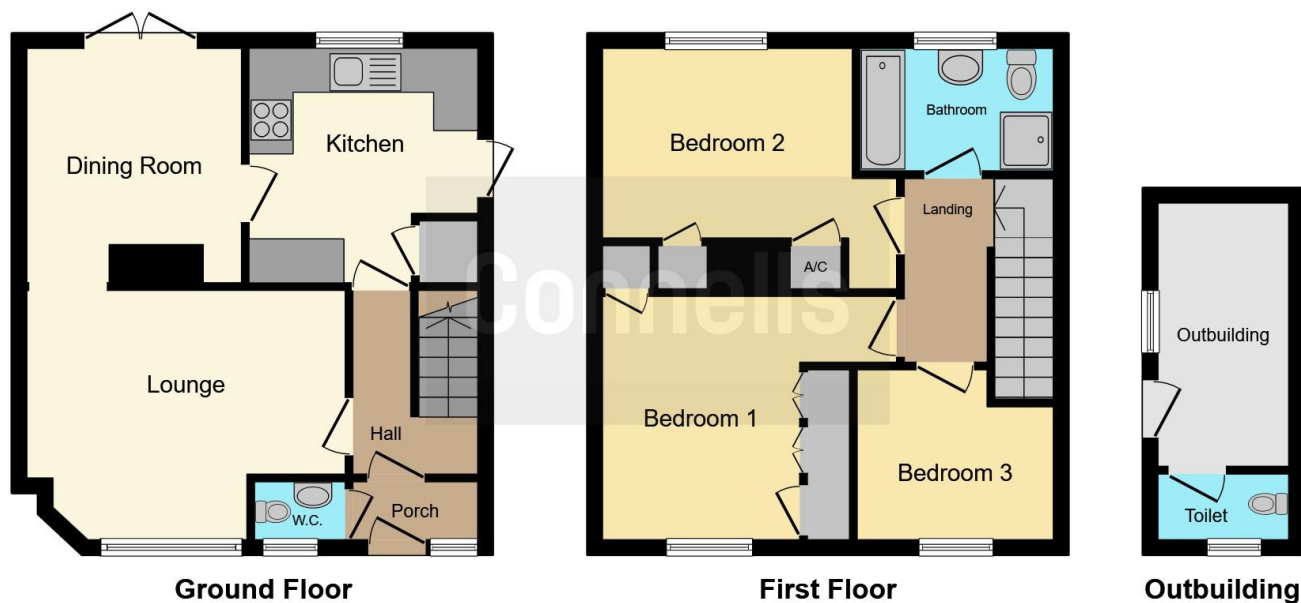
12' 11" x 6' ( 3.94m x 1.83m )

Window to side aspect, electric and water closet.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/BUS307388](http://connells.co.uk/Property/BUS307388)**

Tenure: Freehold



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