



Connells

Allerton Road
Borehamwood



Property Description

Connells are pleased to bring this well maintained, mid-terrace home to the market that is located in the heart of Borehamwood.

The property comprises of one reception room, three bedrooms, a fully fitted kitchen and a family style bathroom. The property benefits from a sizeable rear garden, off-street parking for one car as well as holding the potential for further extension (STPP).

The property is conveniently located with access to several transport links, 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.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the

Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Ground Floor

Entrance Hall

Stairs to landing

Lounge

13' 7" x 12' (4.14m x 3.66m)

Window to front aspect, radiator, television point, electric fire place

Kitchen

15' 2" x 7' 11" (4.62m x 2.41m)

Window to rear aspect, 1.5 bowl sink, fridge/freezer, washing machine, gas hob, electric oven, understairs storage, wall and base units.

Landing

Loft access, boiler cupboard.

Bedroom 1

13' 1" x 9' 8" (3.99m x 2.95m)

Window to front aspect, radiator, built in wardrobe.

Bedroom 2

9' 8" x 8' 6" (2.95m x 2.59m)

Window to rear aspect, radiator.

Bedroom 3

10' 2" x 7' 6" (3.10m x 2.29m)

Window to rear aspect, radiator.

Bathroom

Window to rear aspect, bath and mixer taps, tiled, water closet, radiator, overhead shower.

Outside

Front

Off street parking for one car

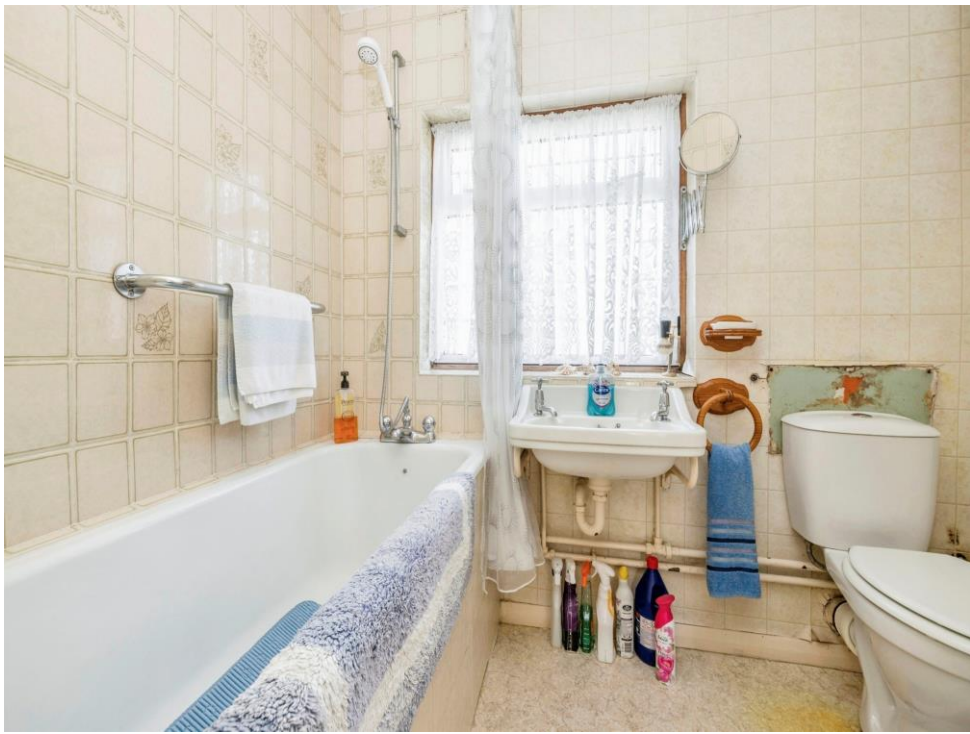
Rear

Patio, grass area, pond, storage shed.

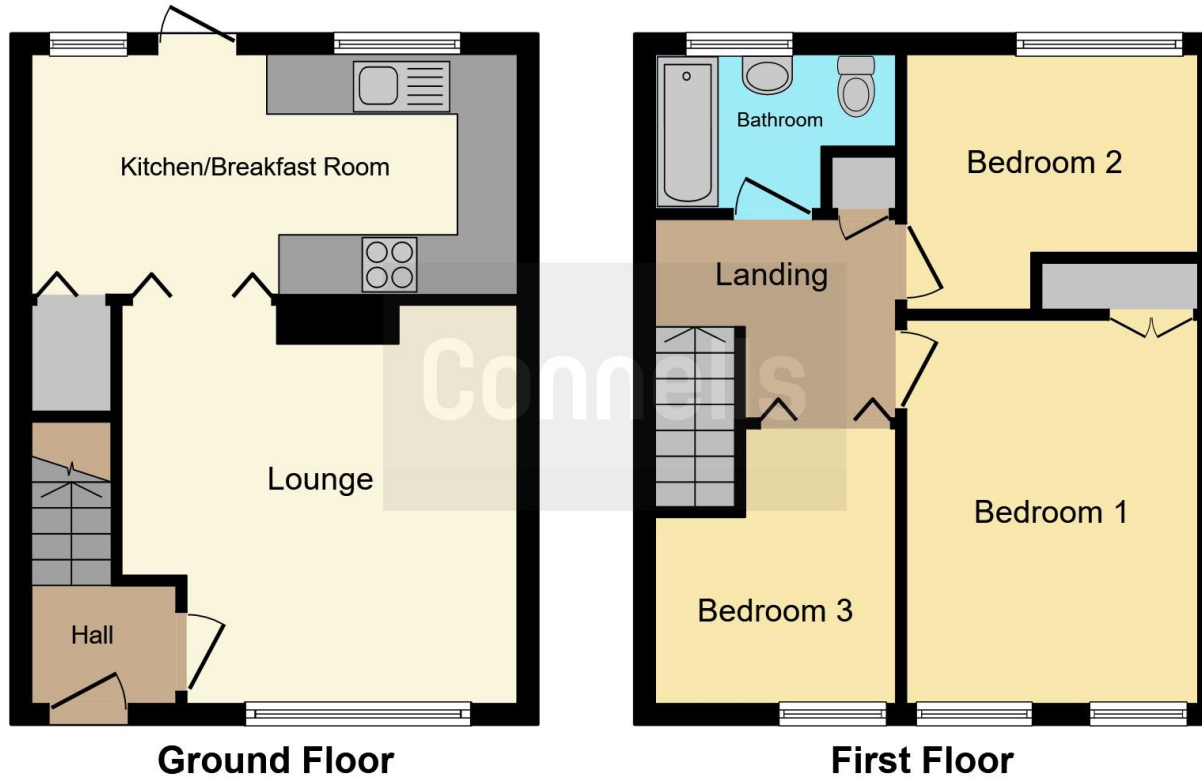
Agents Note

We are advised that the property is a non-standard construction. Please satisfy yourself with any regard to mortgage provision.









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

To view this property please contact Connells on

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EPC Rating: Awaited

Tenure: Freehold

view this property online connells.co.uk/Property/BUS307532



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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