



Connells

Haggerston Road  
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 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 storage cupboard.

### Entrance Hall

Door to front aspect.

### Lounge

21' 4" x 16' 6" ( 6.50m x 5.03m )

Window to front aspect, radiator and door to conservatory.

### Kitchen

13' 6" x 8' 10" ( 4.11m x 2.69m )

Window to rear aspect, wall and base units, door to garden, boiler house, electric oven and hob, plumbing for a washing machine and dishwasher, space for fridge/freezer and tiled splash back.

### Conservatory

12' 1" x 9' 5" ( 3.68m x 2.87m )

Window to rear and side aspect, door to garden.

## First Floor

### Landing

#### Bedroom 1

13' 7" x 11' 9" ( 4.14m x 3.58m )

Window to front aspect, built in wardrobe and radiator.

#### Bedroom 2

10' 8" x 10' 8" ( 3.25m x 3.25m )

Window to rear aspect, built in wardrobe, fitted office desk and radiator.

#### Bedroom 3

11' 9" x 9' 1" ( 3.58m x 2.77m )

Window to front aspect, built in wardrobe and radiator.

#### Bathroom

Bath with mixer taps, water closet, tiled, vanity unit and radiator.

### Outside

#### Front

Paved driveway for multiple cars.

#### Rear

Patio, laid to lawn, side access and storage shed.

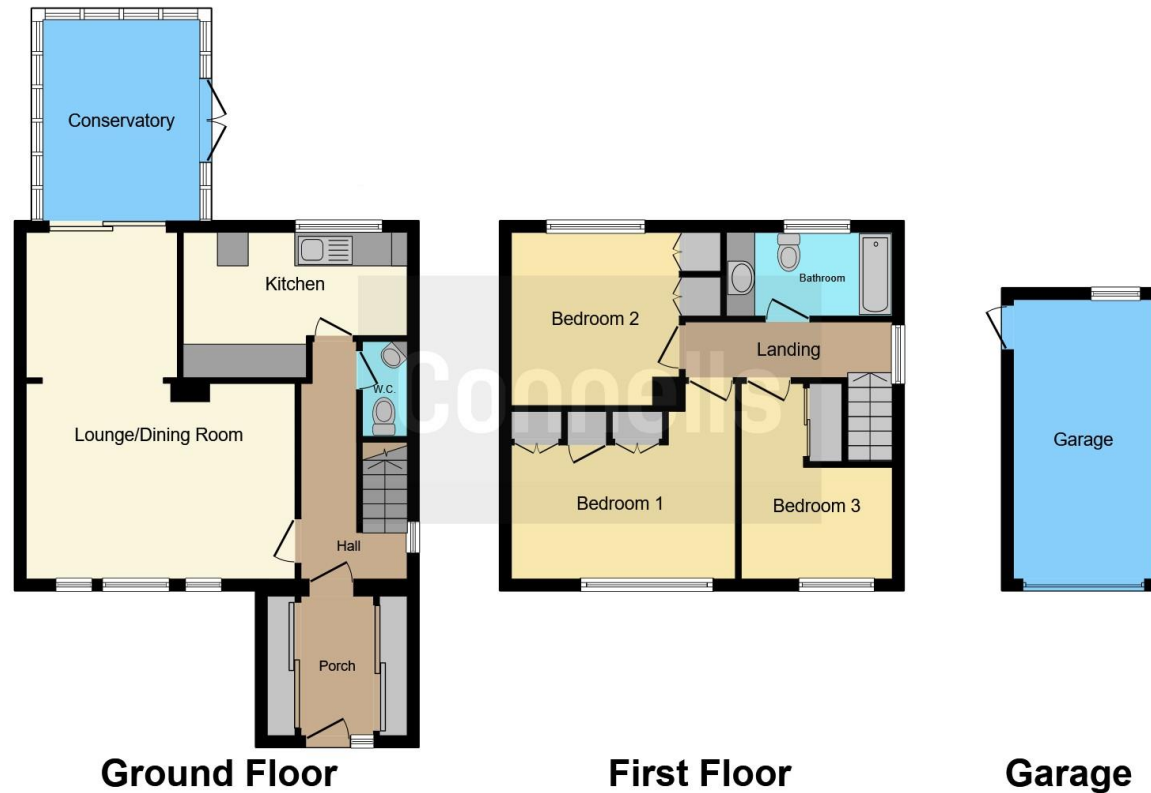
#### Storage Shed

Up and over door and electric.









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: E**

**view this property online [connells.co.uk/Property/BUS307350](http://connells.co.uk/Property/BUS307350)**

Tenure: Freehold



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