



Connells

Linton Avenue  
Borehamwood



Linton Avenue  
Borehamwood WD6 4QZ

for sale offers in excess of  
**£300,000**



### Property Description

Situated on the sought-after Linton Avenue, this attractive two-bedroom upper-floor flat offers bright and well-presented accommodation in a prime Borehamwood location. The home combines practicality and comfort, featuring a spacious layout with a welcoming living area ideal for relaxing or entertaining.

The property benefits from a modern fitted kitchen and a dedicated utility area, providing convenience and functionality for everyday living. The family bathroom is finished to a good standard, while both bedrooms are well-proportioned and filled with natural light, creating a warm and inviting atmosphere throughout.

A true highlight of this home is the large private garden, a rare find for an upper-floor flat, offering ample space for outdoor dining, gardening, or play. Located close to local amenities, excellent transport links, and good schools, this property presents an ideal opportunity for first-time buyers, downsizers, or investors alike. On-street parking is also available for residents and visitors.

### Entrance Hall

Door to front aspect, utility and storage cupboard.

### Lounge

With kitchen, window to front aspect, radiator and television point.

### Kitchen

Window to front aspect, wall and base units, work surfaces, one bowl sink with drainer, electric oven and hob, cooker-hood, plumbing for a washing machine/dishwasher and space for fridge/freezer.

### Bedroom 1

Window to front aspect, built in wardrobe and radiator.

### Bedroom 2

Window to rear aspect and radiator.

### Bathroom

Partially tiled, water closet, vanity unit, bath with mixer taps and overhead shower.

### Garden

Private rear garden, patio and laid to lawn.



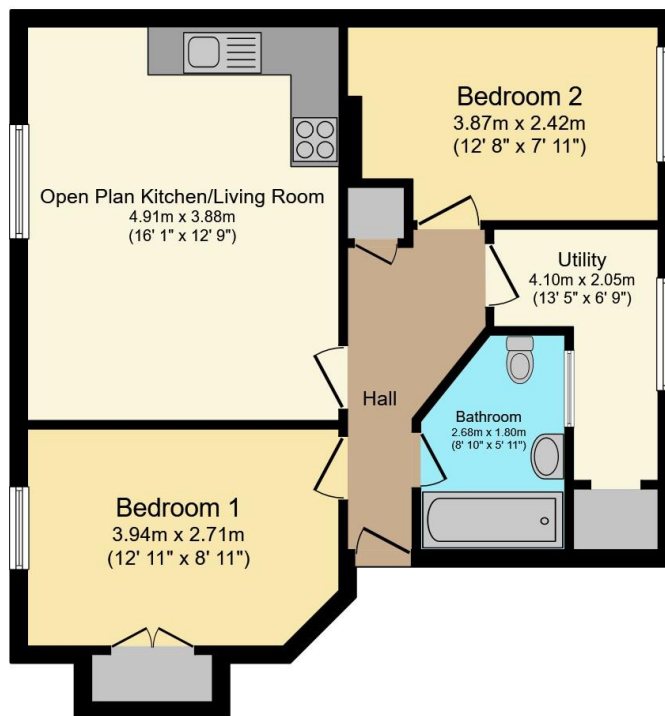












Total floor area 56.6 m<sup>2</sup> (610 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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86 High Street  
BUSHEY WD23 3HD

EPC Rating: D Council Tax  
Band: B

Service Charge: 960.00 Ground Rent:  
10.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BUS307972](http://connells.co.uk/Property/BUS307972)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 03 Oct 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

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