

LAWRENCE RAND



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Walshford Way, Borehamwood, Hertfordshire, WD6 5BG

£625,000

Key features:

- Extended four bedroom semi-detached house
- Open plan kitchen/lounge/diner
- Loft extension with master bedroom & en-suite
- Guest cloakroom
- Home gym area
- Garden
- Sought-after Borehamwood location

**About the property:**

Four-bedroom two-bathroom semi-detached family home offering well-proportioned living space set over three floors. Located on a quiet residential road in the heart of Borehamwood just a short walk to the high street and its array of shops and transport links.

The property is entered via a storm porch leading to welcoming entrance hallway with stairs to the first floor. A generously sized family L shaped kitchen/lounge/diner has plenty of space for cooking, dining as well as relaxing. The kitchen offers a range of modern wall and base units, ample work surfaces, integral appliances as well as a breakfast bar. The dining area flows effortlessly from the kitchen and French doors open out to a lovely garden. The lounge area has a front aspect bay window and attractive wood flooring. The ground floor benefits from a guest cloakroom and an under covered decked area adjacent to the house currently being used as a home gym/bbq area. The rear garden is mainly laid to lawn with tiered decking.

To the first floor there are three inviting bedrooms and a fresh fully tiled family bathroom. The main focus of this lovely property is the loft

conversion master bedroom boasting an ensuite shower room with underfloor heating and bespoke fitted wardrobes and eaves storage.

The front of the property has a garden area with a pathway to the property.

Verified Material Information:

Council tax band: D, Hertsmere Borough Council
Council tax annual charge: £2688.58pa

Tenure: Freehold

Property construction: Brick

Energy Performance rating: C

Parking: Road parking

Garage: No

Property construction:

Alterations to the property (loft or garage conversion, removal of internal walls/chimneys: No

Installation of replacement windows, roof windows, rooflights or glazed doors since 1 April 2002: No

Suppliers:

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Sewerage: Mains

Heating: Gas central

Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Additional information:

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

All information is provided without warranty.

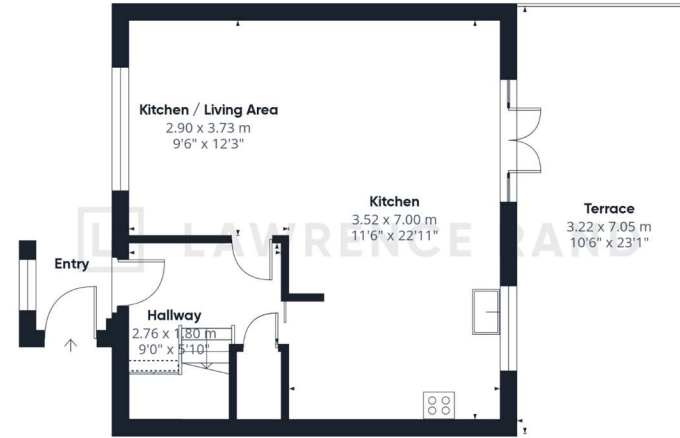
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

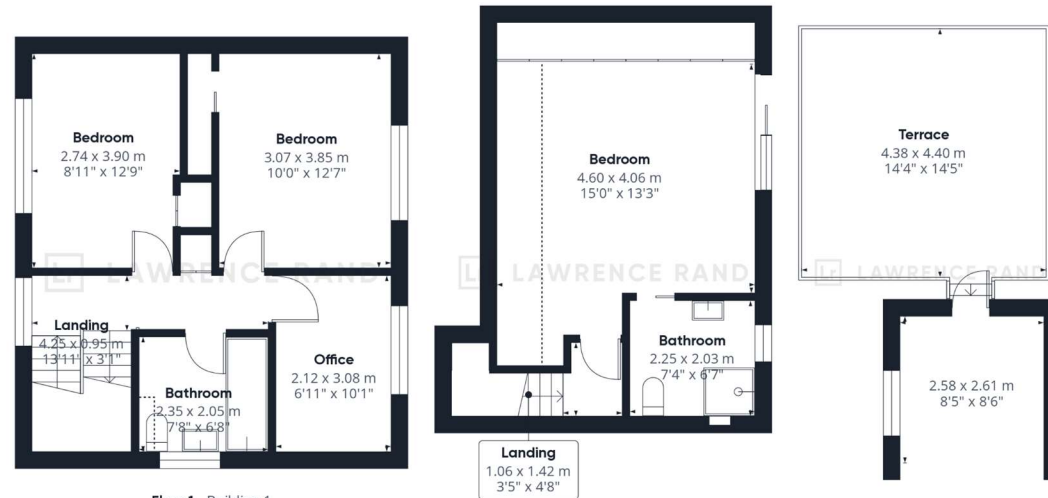




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(85+)	A		82
(81-84)	B		
(77-80)	C		
(73-76)	D		
(69-72)	E		
(65-68)	F	70	
(61-64)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor Building 1



Floor 1 Building 1

Floor 2 Building 1

Ground Floor Building 2

PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.