



MICHAEL YEO

ESTATE AGENTS



58 Horizon Place Studio Way, Borehamwood, WD6 5FP

An opportunity to acquire a spacious end of terrace town house situated within this popular modern development on Studio Way, constructed by Linden Homes approximately eight years ago. Arranged over three floors, this property comprises three bedrooms including an en-suite to the master bedroom, living room, fitted kitchen/diner with integrated appliances, family bathroom and a guest cloakroom, complemented by gas central heating and double glazing throughout. Also benefiting from an integral garage, a smart rear garden and the remainder of a 10 year NHBC warranty. Offered with no upper chain, we strongly recommend an early viewing to secure.

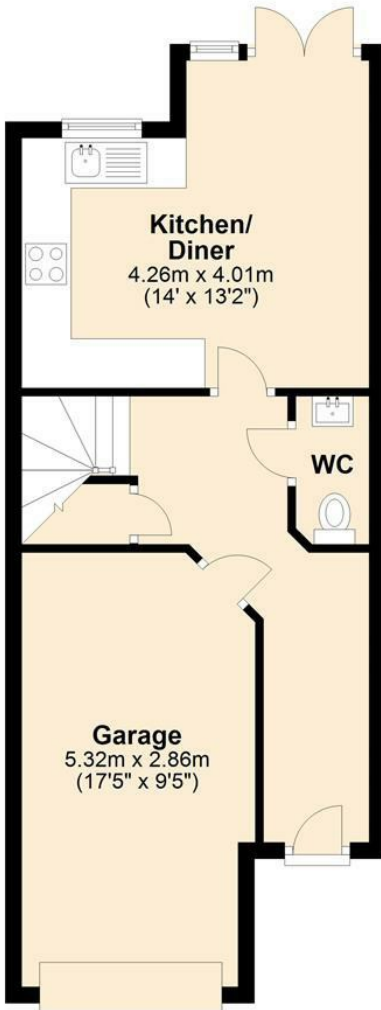
EPC rating: B

£525,000

- Modern town house
- Three bedroom
- En-suite
- Living room
- Fitted kitchen/diner
- Family bathroom
- Guest cloakroom
- Integral garage
- Smart rear garden
- No chain

Ground Floor

Approx. 43.6 sq. metres (468.9 sq. feet)



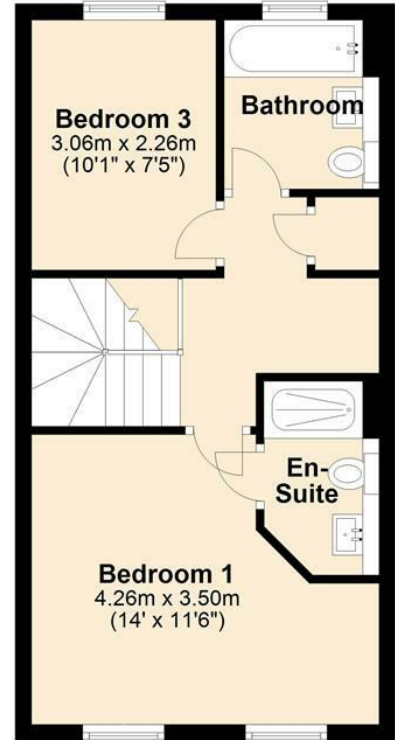
First Floor

Approx. 36.7 sq. metres (395.4 sq. feet)



Second Floor

Approx. 36.7 sq. metres (395.4 sq. feet)



Total area: approx. 117.0 sq. metres (1259.8 sq. feet)
For illustration purposes only - not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	