



MICHAEL YEO

ESTATE AGENTS



### 11 Kenilworth Close, Borehamwood, WD6 1QF

An opportunity to acquire this well presented terraced family home situated within a sought after cul-de-sac on the south side of Borehamwood, conveniently located for local schools and shops, while the town centre and mainline station are within easy reach. This property comprises three bedrooms, spacious living room, conservatory, modern fitted kitchen and bathroom, complemented by gas central heating and double glazing throughout. Also benefiting from a private rear garden with a covered decked outdoor seating area and a block paved driveway providing ample off street parking.

Available with no upper chain, an early viewing is highly recommended to secure.

Rental available UNFURNISHED for immediate occupation

- Terraced house
- Three bedrooms
- Living room
- Conservatory
- Fitted kitchen
- Bathroom
- Gas central heating
- Private rear garden
- Off street parking
- Sought after location
- Available Immediately

**£475,000**

[WWW.YEO.CO.UK](http://WWW.YEO.CO.UK)

#### SALES

020 8953 2112  
[sales@yeo.co.uk](mailto:sales@yeo.co.uk)

#### LETTINGS

020 8953 1300  
[lettings@yeo.co.uk](mailto:lettings@yeo.co.uk)

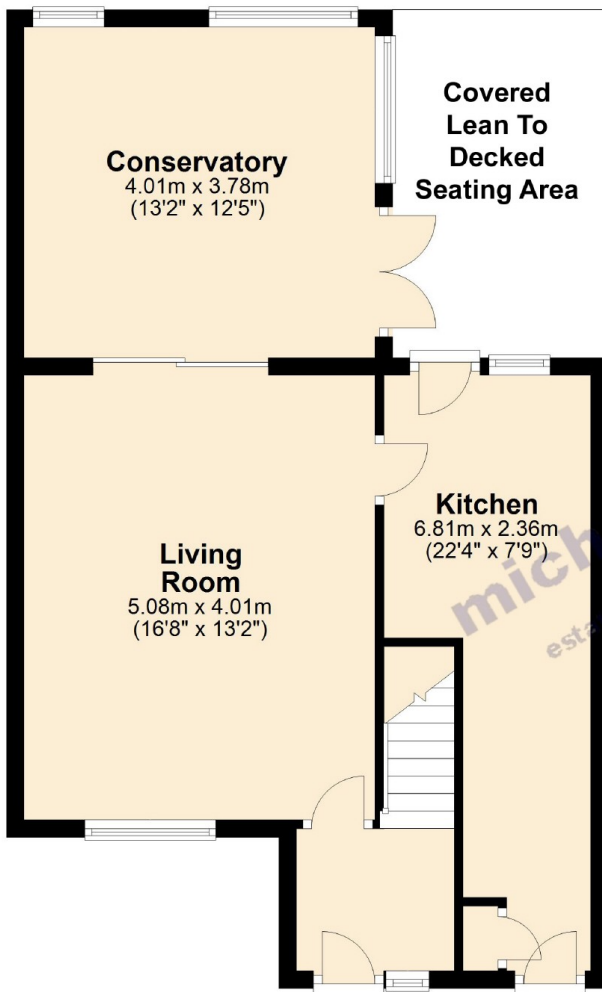
195 Shenley Road,  
Borehamwood,  
Herts, WD6 1AW

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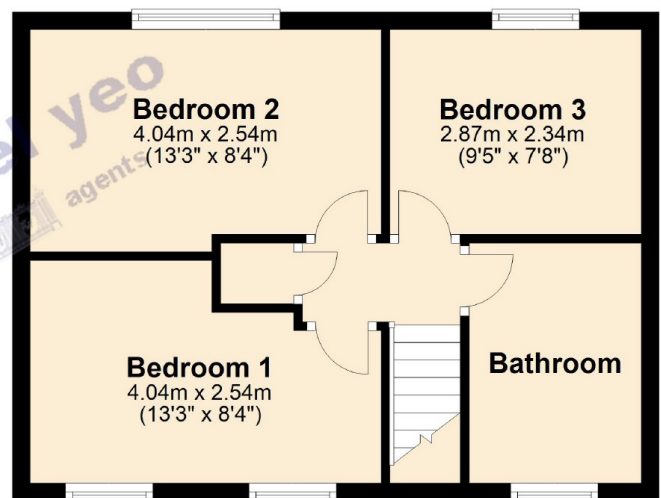
## Ground Floor

Approx. 53.8 sq. metres (579.4 sq. feet)



## First Floor

Approx. 36.2 sq. metres (389.5 sq. feet)



Total area: approx. 90.0 sq. metres (968.9 sq. feet)

For illustration purposes only - not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		62	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		57	76
England & Wales		EU Directive 2002/91/EC	