

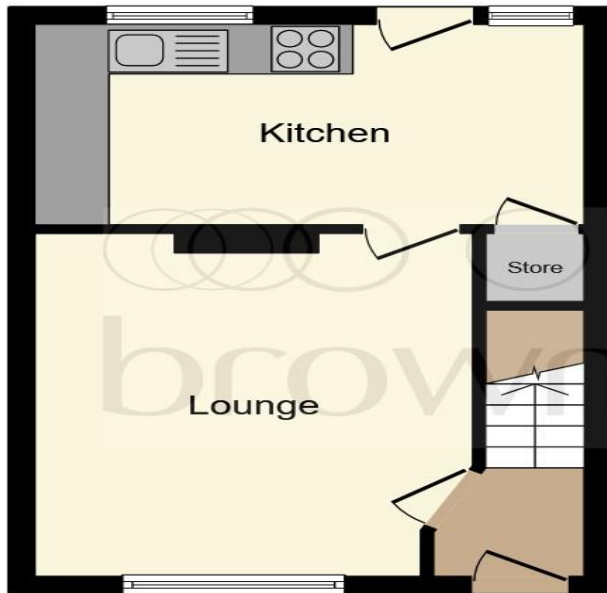


**Lemsford Court, Borehamwood WD6 2LG**

This fantastic property offers an abundance of potential for extension and refurbishment (STPP). In need of modernisation this delightful home is the ideal property to allow you to design it to your own personal needs. Upon entrance you will find a bright and spacious living room and a large kitchen / diner that provides access to the private rear garden, perfect for entertaining. Upstairs consist of two double bedrooms and a family size bathroom. Further benefits include side access, on street parking (potential for a driveway subject to approval from the local council STPP), double glazing and gas central heating.

Location is perfect with Elstree & Borehamwood Station only 0.8 miles away, ideal for commuters. Local shops, schools, bus stops and all other amenities are close by. Major road links such as the M1, M25 and A1 are all within easy access from the property.





**Ground Floor**



**First Floor**

**Measurements**

**Entrance**

**Lounge**

13' 7" to max x 11' 10" ( 4.14m to max x 3.61m )

**Kitchen**

15' 3" x 7' 10" ( 4.65m x 2.39m )

**Landing**

**Bedroom One**

14' 2" x 10' ( 4.32m x 3.05m )

**Bedroom Two**

11' 7" x 10' 6" ( 3.53m x 3.20m )

**Bathroom**

6' 7" x 5' 5" ( 2.01m x 1.65m )

**Rear Garden**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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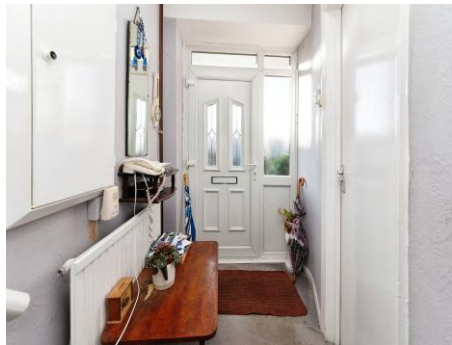
## Lemsford Court, Borehamwood

- Mid-Terrace Family Home
- Two Double Bedrooms
- Private Rear Garden
- 0.8 Miles To Elstree & Borehamwood Station
- Side Access
- On Street Parking
- Kitchen / Diner
- Major Road Links Such As The M1, M25 & A1 Are Close By

Tenure: Freehold EPC Rating: Awaited

Offers in excess of:

**£390,000**



*“...Located on Lemsford Court is this bright and spacious two bedroom mid-terrace house. The property has exceptional potential STPP. Call us today to book your viewing...”*



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAF103821 - 0003

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