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Is there a **price** that would **tempt**  
you to **sell** or **let** your **property**?  
Contact us for a **free valuation**  
and let's see if we can **tempt** you!

# Temptation comes in many forms...



**Borehamwood**  
OFFERS IN EXCESS OF £1,250,000



# Borehamwood

OFFERS IN EXCESS OF

£1,250,000

Situated in a prime Elstree location on a quiet cul-de-sac within easy walking distance of Elstree & Borehamwood Station is this five bedroom, detached family home. Offered to the market for the first time in over 30 years the property offers flexible accommodation throughout as well as potential for remodeling or extension (STNP). With the additional benefits of a garage, driveway parking and a private and secluded rear garden an internal inspection is essential.



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









A spacious and flexible family home on a prestigious cul-de-sac in the heart of this ever-popular location.



**Ground Floor**  
Having approached the property by a pathway from the road the front door leads through into a spacious entrance hall with stairs rising to the first floor and doors leading to the Kitchen/Breakfast Room, Living Room, Dining Room, Study and WC. The Kitchen/Breakfast room is fitted with a range of base and eye level units and has a door leading to the rear garden and a further door leading to the downstairs shower room which could easily be repurposed to a utility room. The living room overlooks the rear garden and is a large, bright room with French doors opening to the rear garden. The dining room and study are both at the front of the house as is the WC which is fitted with a low-level WC and a wash hand basin.

**First Floor**  
A large landing gives access to all first floor accommodation which comprises five well sized bedrooms with the master benefiting from an en-suite and substantial built-in storage. The family bathroom is fitted with a white four-piece suite comprising WC, wash hand basin, bath and shower cubicle.

**Outside**  
To the front of the property a block-paved footpath leads through the front garden which is planted with a range of shrubs and bushes. A driveway provides off-street parking and leads to the garage which is longer than usual, extending some 30ft. To the rear, the garden is laid mostly to lawn with a block-paved patio area directly to the rear of the property. A range of mature shrubs, bushes and trees provide a huge degree of privacy.

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#### Location

Ideally situated in the heart of Elstree, this property offers superb access to a wealth of local amenities. The area is particularly sought after for its outstanding educational opportunities, with a choice of excellent state and private schools nearby. Prestigious institutions such as the renowned Haberdashers' Aske's Schools, along with Aldenham, Edge Grove, and Radlett Prep, are all within easy reach.

For commuters, the property is conveniently located just 0.7 mile from Elstree & Borehamwood Thameslink station, providing swift connections into central London and beyond.

#### Agents Information For Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents.

Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances..
3. Passport photo ID for ALL connected purchasers and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers should an offer be successful. The charge for this is £75 plus VAT per person.

Unfortunately we will not be able to progress negotiating any offer unless we have ID, completed AML checks and proof of funds.



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