



NO PHOTO

Asking Price £695,000
Crown Road Borehamwood



4

Bedrooms



2

Bathrooms

34 Golders Green Road, London, NW11 8LL |
mail@dreamviewestates.co.uk

020 8455 0055



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This spacious semi-detached house in Borehamwood offers four bedrooms, two bathrooms, and two reception rooms. The property features a modern kitchen, large garden, and off-road parking. With full double glazing and gas central heating, this home provides comfort and convenience. The total area is approximately 1600 sq ft/150 sq mt.

Located on North Side of Borehamwood, this semi-detached house offers a comfortable living space with four bedrooms, two bathrooms, and two reception rooms. The property features off-road parking and a large garden, making it ideal for those seeking outdoor space. The house is fully double glazed and benefits from gas central heating, ensuring a warm and energy-efficient environment.

Upon entering the property, you are greeted by a welcoming hallway leading to the main living areas. The ground floor includes two spacious reception rooms, providing ample space for relaxation and entertainment. The modern kitchen is equipped with essential appliances and offers access to the garden, creating a seamless indoor-outdoor flow.

The first floor comprises four well-proportioned bedrooms, each with ample natural light. The master bedroom includes fitted wardrobes, providing generous storage space. The two bathrooms are modern and well-appointed, featuring contemporary fixtures and fittings.

The large garden at the rear of the property offers a private outdoor space, perfect for gardening or leisure activities. The off-road parking at the front of the house provides convenience and ease of access.

Borehamwood is a well-connected area with a range of amenities, including shops, schools, and parks. The property is ideally situated for access to local transport links, making it convenient for commuting to nearby towns and cities.

The property has an Energy Performance Certificate (EPC) E rating, ensuring energy efficiency and cost-effectiveness. This semi-detached house in Borehamwood combines modern living with practical features, making it a desirable home for families and professionals alike.

PRICE £695,000 FREEHOLD

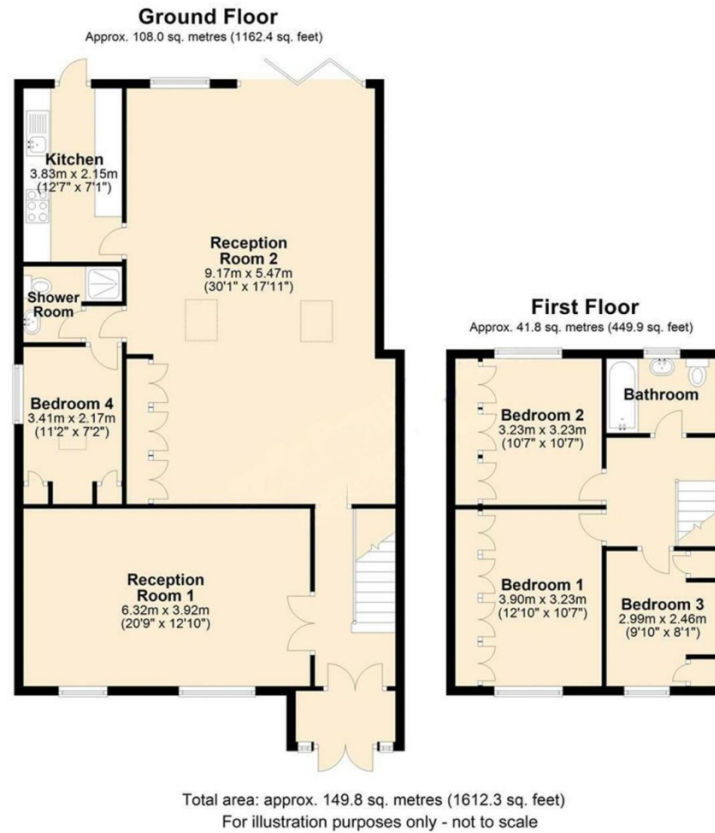
Council tax Band D

EPC E



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Energy performance certificate (EPC)

113, Crown Road
BOREHAMWOOD
WD6 5JL

Energy rating

E

Valid until: 27 June 2029

Certificate number: 0866-2838-7760-9821-0311

Property type Semi-detached house

Total floor area 84 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Average
Roof	Pitched, no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 358 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£1,092 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £223 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 11,941 kWh per year for heating
- 2,836 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is E. It has the potential to be D.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year.

Carbon emissions

An average household produces 6 tonnes of CO₂

This property produces 5.3 tonnes of CO₂

This property's potential production 3.1 tonnes of CO₂

You could improve this property's CO₂ emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£4,000 - £6,000	£45
2. Heating controls (TRVs)	£350 - £450	£46
3. Condensing boiler	£2,200 - £3,000	£93
4. Solar water heating	£4,000 - £6,000	£39
5. Solar photovoltaic panels	£3,500 - £5,500	£308

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Insulation: [Great British Insulation Scheme \(www.gov.uk/apply-great-british-insulation-scheme\)](https://www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: [Energy Company Obligation \(www.gov.uk/energy-company-obligation\)](https://www.gov.uk/energy-company-obligation)

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Desmond Ward
Telephone	07790083370
Email	desward1@hotmail.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/020129
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	28 June 2019
Date of certificate	28 June 2019
Type of assessment	RdSAP