

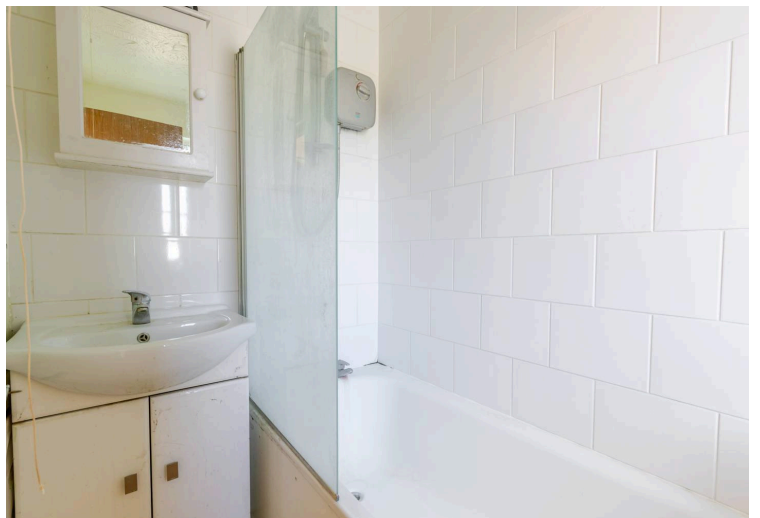
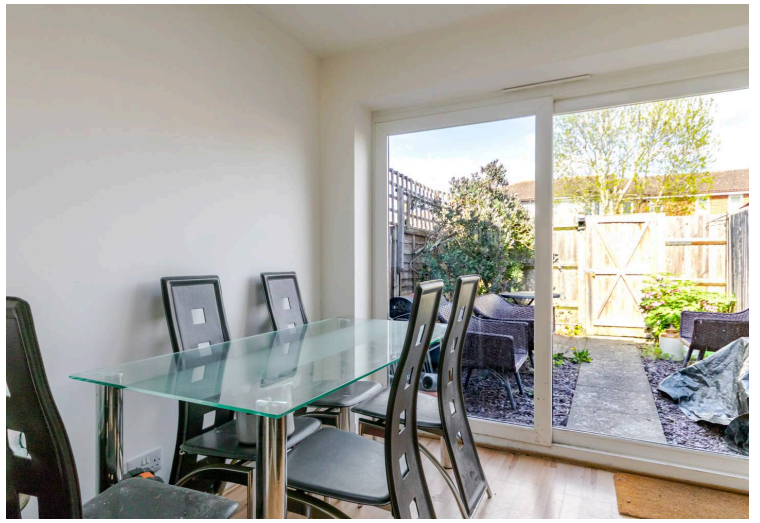


## Siskin Close, Borehamwood, WD6

£345,000 Freehold

OPEN PLAN LIVING ROOM/KITCHEN • DINING ROOM • ONE DOUBLE BEDROOM • BATHROOM • PRIVATE PATIO GARDEN  
• CLOSE TO ELSTREE & BOREHAMWOOD STATION AND BOREHAMWOOD HIGH STREET

**TREND & THOMAS**  
ESTATE AGENTS SURVEYORS & VALUERS



A chain free extended ONE BEDROOM TERRACED HOUSE, ideally located in the heart of Borehamwood.

Upon entering you are immediately greeted by a large open plan living room/kitchen, with a staircase to the first floor and a guest W.C under the stairs. The kitchen has several cupboards and drawers for storage and an under-counter fridge, separate under-counter freezer, dishwasher, electric oven with hob and washing machine. From the kitchen, you enter the dining room, with sliding patio doors providing access to the rear garden.

To the first floor is a spacious double bedroom and a modern bathroom with shower over bath and W.C.

The rear garden is low maintenance, mainly paved patio with some shrubs to the side. The gate at the back leads to a private parking space.

The development is conveniently located a short walk from Elstree & Borehamwood Train Station, with Borehamwood High Street and a range of shops and amenities close by, including Borehamwood Shopping Park and local gym and cinema.

Nearest Station: 0.3 miles - Elstree & Borehamwood Train Station

Council Tax band: C

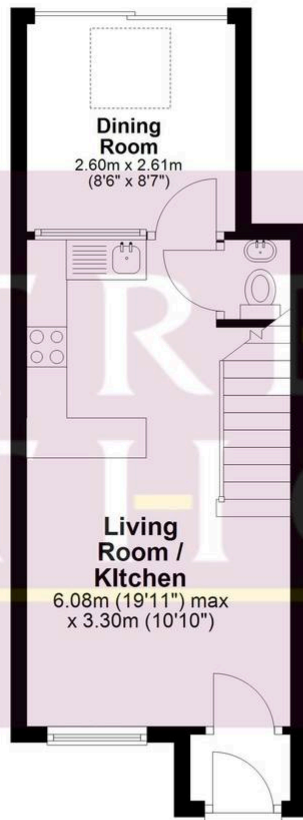
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: B



## Ground Floor

Approx. 28.2 sq. metres (303.8 sq. feet)



## First Floor

Approx. 19.9 sq. metres (214.4 sq. feet)



Total area: approx. 48.1 sq. metres (518.2 sq. feet)

GARDEN ROOM NOT INCLUDED IN SQUARE AREA

Whilst every effort has been made to ensure the accuracy of this floor plan, measurements are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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Plan produced using PlanUp. □



Whilst these particulars are intended to give a fair description of the property, their accuracy is not guaranteed. Any purchaser must satisfy themselves as to the correctness of statements contained therein. These particulars do not constitute an offer or contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom are liable to expenses incurred should the property no longer be available.

It is not always possible on viewings to confirm the working order of the central heating or appliances included within the sale; therefore, we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase.

These particulars do not confirm that any fixtures and fittings mentioned are included within a purchase, unless otherwise stated, to include but not limited to carpets, curtains, furnishings, fittings, electrical goods, gas fires, light fittings etc.