



All enquiries Ref: James Paterson



- Freehold two floor end terrace house requiring modernisation
- Full vacant possession

#### Location:

The property is situated on Easton Gardens between its junctions with Wansford Park and Howard Drive. Public transport links include Elstree & Borehamwood Mainline Rail Station together with a network of local bus services serving the surrounding vicinity. Thameslink services provide direct access to St Pancras International, Farringdon and central London. Road links include the A1 and M25, providing excellent access to Central London, the national motorway network. Shopping amenities can be found locally within Borehamwood Town Centre, with an extensive range of shops, bars and restaurants being found along Shenley Road and the Boulevard Shopping Park. Recreational pursuits can be found locally at the open spaces of Aberford Park, Meadow Park and Aldenham Country Park.

#### Description:

Freehold end terrace house arranged over ground and first floors requiring modernisation.

#### Accommodation:

First floor: Three bedrooms, bathroom/WC, landing  
Ground floor: Through reception room, kitchen, bedroom with en-suite/WC, entrance hall, rear hall  
Outside: Front driveway and rear garden  
Gross Internal Area (GIA): Approximately 113 sq m (1,212 sq ft)

**EPC rating:** D

**Council Tax Band:** D

#### Note:

The property is of non-standard construction.

#### To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

