



199 Aycliffe Road, Borehamwood – WD6 4AA

Offers Over **£550,000**

 **Churchills**Bushey



This beautifully refurbished 1950s four good sized bedroom semi-detached home offers stylish, versatile living space ideally suited to modern family life. Extensively updated throughout, the property benefits from a complete rewire, new plumbing, radiators and heating pipework, a contemporary fitted kitchen, modern bathroom, new front door, laminate flooring and fresh decoration throughout. The welcoming entrance hall leads to a spacious open-plan living area incorporating a comfortable lounge, dining space and a modern fitted kitchen/breakfast room, creating an ideal hub for everyday living and entertaining. A useful ground floor fourth bedroom and downstairs WC provide additional flexibility. Upstairs, there are three generously sized bedrooms with fitted wardrobes and a family bathroom. Outside, the large rear garden offers excellent space for children, gardening or outdoor entertaining, while the property also presents exciting potential to extend, subject to the necessary planning permissions. Conveniently located close to well regarded schools, parks and local amenities, this is a superb home in a sought after family-friendly setting.





- 4 Bedroom Semi Detached House
- Recently Refurbished Including New Plumbing & Electrics
- New Front Door
- New Flooring Throughout
- 21ft Kitchen/ Breakfast Room
- Downstairs WC
- Potential To Extend (STPP)
- Approx 70ft Rear Garden
- Convenient Location

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



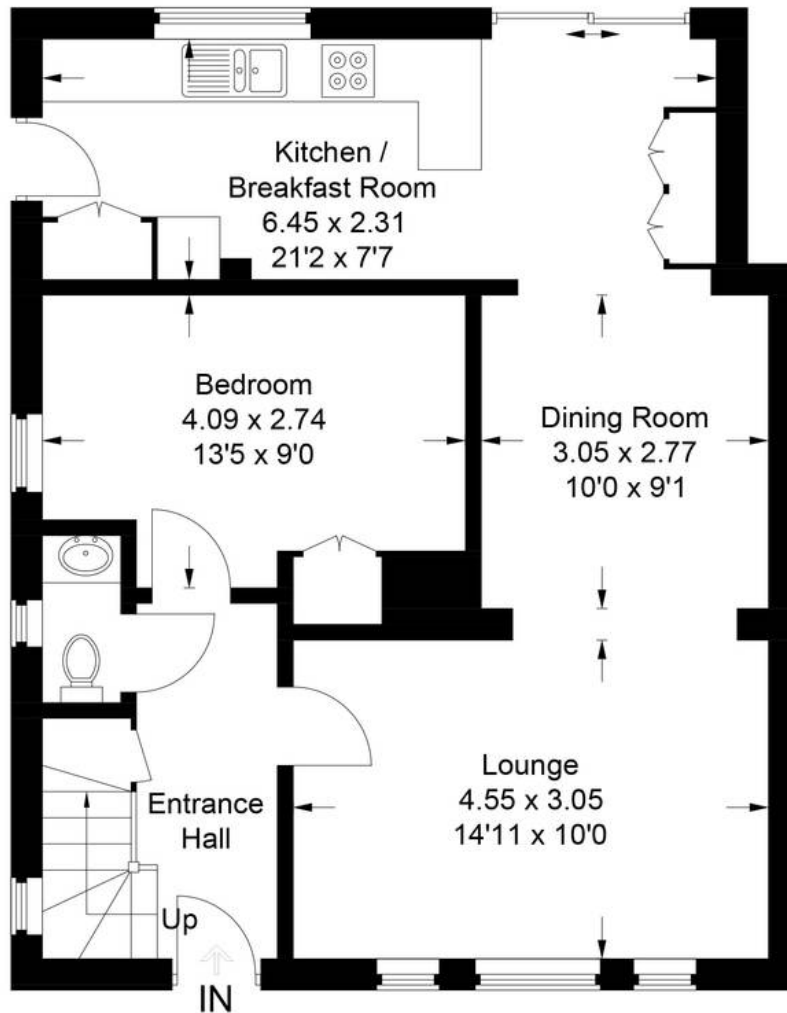




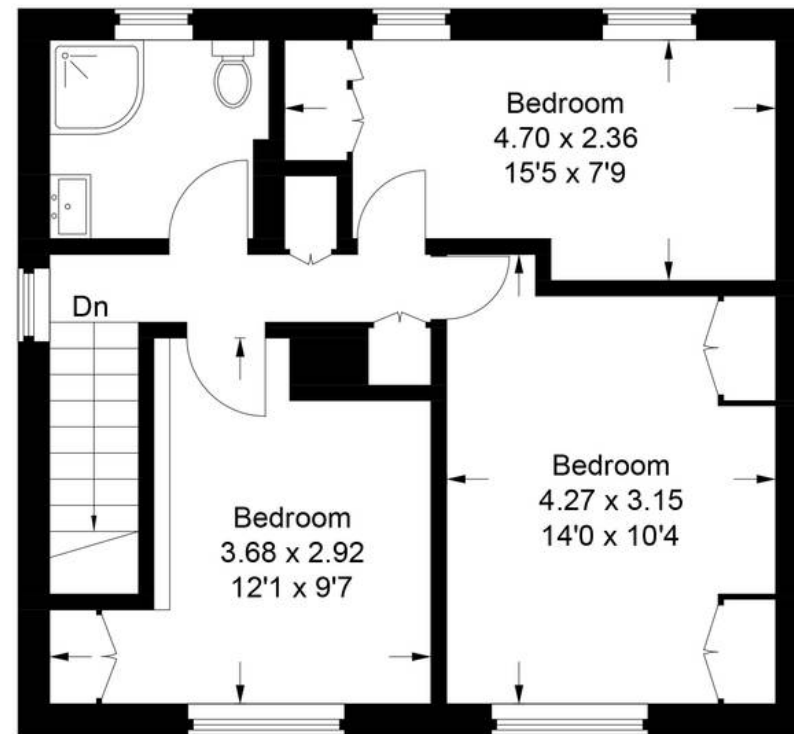


Aycliffe Road

Approximate Gross Internal Area
Ground Floor = 60.5 sq m / 651 sq ft
First Floor = 44.1 sq m / 475 sq ft
Total = 104.6 sq m / 1,126 sq ft



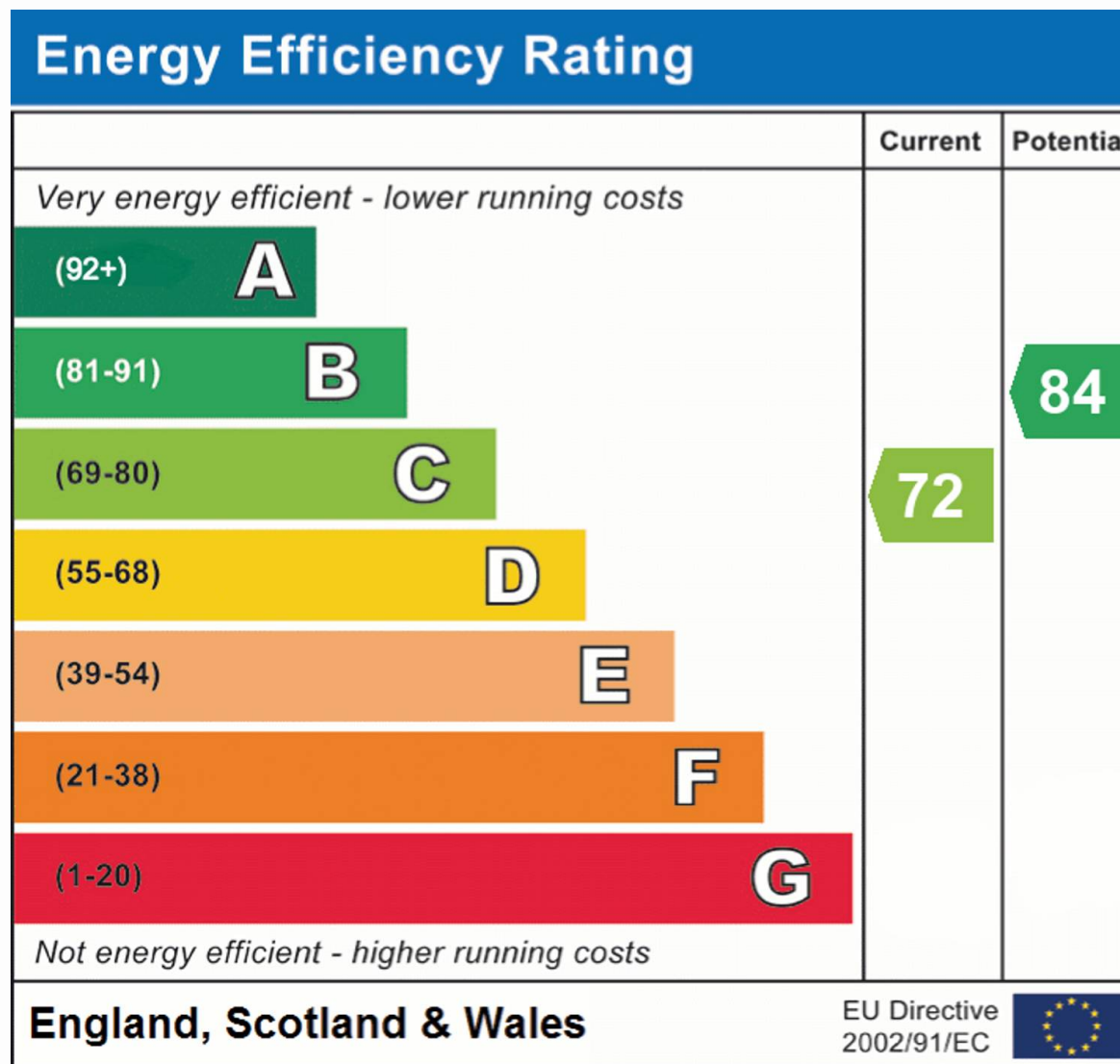
Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Churchills – Bushey

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