



Alban Crescent

Borehamwood, WD6 5JG

Nestled on a quiet street on the Northside of Borehamwood, this exquisite maisonette offers a perfect blend of modern living and comfort. With two well-proportioned bedrooms, this property is ideal for couples, small families, or those seeking a stylish retreat. The high-end specification throughout the home ensures a luxurious atmosphere, making it a delightful place to reside.

As you enter, you are greeted by a spacious reception room that provides an inviting space for relaxation and entertainment. The bespoke kitchen is a true highlight, featuring contemporary design and quality finishes that will inspire your culinary adventures. The built-in wardrobes in the bedrooms offer ample storage, helping to keep your living space tidy and organised.

One of the standout features of this property is the private garden, a perfect sanctuary for enjoying the outdoors, whether it be for gardening, hosting summer barbecues, or simply unwinding in a peaceful setting.

This maisonette not only boasts stylish interiors but also benefits from its prime location, with local amenities and transport links within easy reach. This property is a rare find and presents an excellent opportunity for those looking to enjoy a modern lifestyle in a vibrant community. Don't miss the chance to make this beautiful maisonette your new home.

£349,950 Leasehold

Alban Crescent , Borehamwood, WD6 5JG



- Two Bedroom Maisonette
- Large Private Garden
- First Floor
- En-Suite Shower
- Truly Stunning Condition
- Long Lease

Front Door 33'3" x 48'1" (10.15 x 14.67)

Stairs to First Floor Hallway

Reception Room

12'8 x 11'11 (3.86m x 3.63m)

Kitchen Diner

12'5 x 11'2 (3.78m x 3.40m)

Bedroom One

11'4 x 10'11 (3.45m x 3.33m)

En-Suite Shower

Bedroom Two

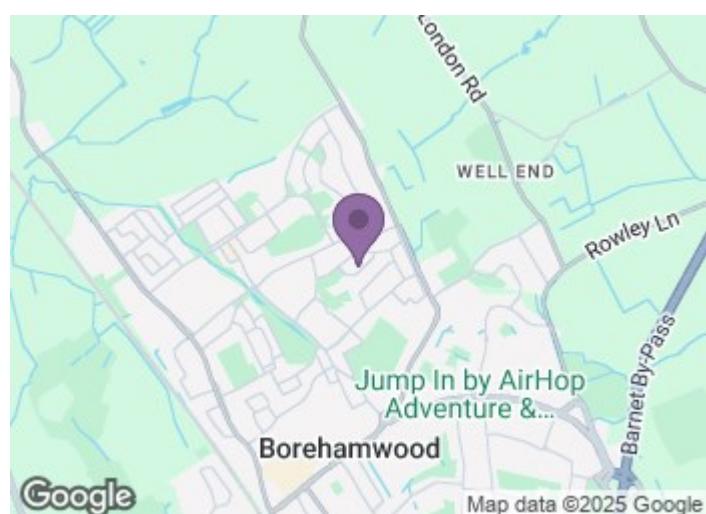
12' x 9'2 (3.66m x 2.79m)

Bathroom

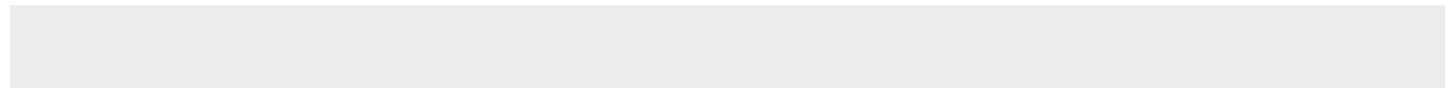
Office

5'9 x 3'3 (1.75m x 0.99m)

Rear Garden



Directions



Floor Plan

Alban Crescent WD6 5AF

CARRINGTON
THE ESTATE AGENT



N

S

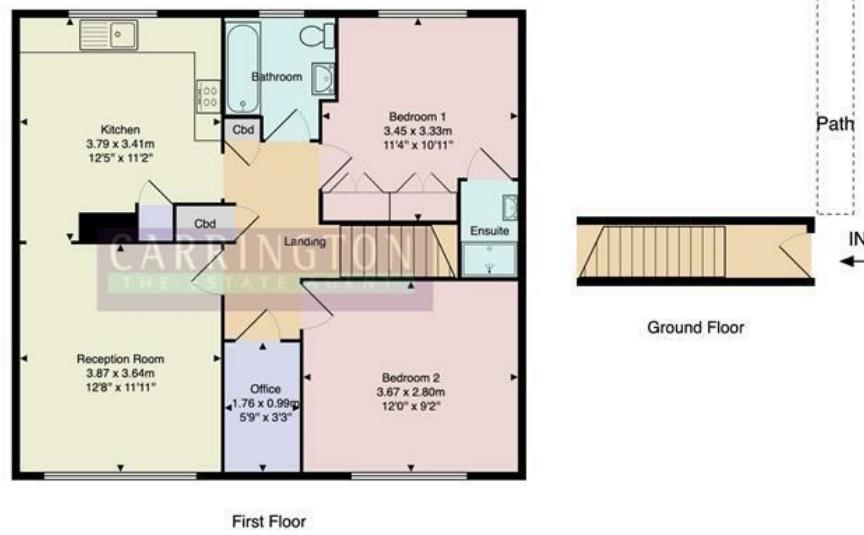
W

E

N



Garden extends to 10.15 m X 14.67m



First Floor

Ground Floor

Path

IN

Approx. Gross Internal Area: 68.9 m² ... 742 ft² (excluding garden sheds)

All measurements and areas are approximate only.
Dimensions are not to scale. This plan is for guidance only and must not be relied upon as a statement of fact.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 76 | 76 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | | |
| EU Directive 2002/91/EC | | | |

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

138 Shenley Road, Borehamwood, Hertfordshire WD6 1EF

Tel: 020 8953 1818 Fax: 020 8953 0808

Email: info@carrington-borehamwood.co.uk Website: www.carrington-borehamwood.co.uk

COMPANY DIRECTOR: E. A. HUSSAIN

REGISTERED ADDRESS: 1 WARNER HOUSE, HARROVIAN BUSINESS VILLAGE,
BESSBROUGH ROAD, HARROW, MIDDX, HA1 3EX.

COMPANY REGISTRATION No: 09830132