



 **3**
Bedrooms

 **1**
Bathroom



Burghley Avenue, Borehamwood, WD6 2JL

We are delighted to bring to market, For Sale, this 3 bedroom end terrace house on the South side of Borehamwood. It comprises of a reception room, kitchen and separate utility, along with 3 bedrooms and family bathroom in the main house. In addition, there is an outhouse at the back of the garden containing office/bedroom space, separate reception room and a shower room making this an impressive family home that must be seen! There is also potential to extend into the loft STPP. The house has been designed and decorated to a superb standard. It is situated in the heart of Borehamwood within a short walk of the station, schools, shops and local amenities.

3 Bedroom House

Designed and Decorated to a Superb Standard

Outhouse with additional Office/Bedroom, Living & Shower Room

South Side of Borehamwood

Located in the Heart of Borehamwood

Close to Elstree & Borehamwood station, schools, shops and local amenities

Entrance Porch 6 0 x 4 0 (1.83m x 1.22m)

Living Room 19 0 x 12 0 (5.79m x 3.65m)

Parquet flooring, spotlights, radiator, double glazed windows to front aspect, fully fitted shelving unit, bespoke understairs storage.

Kitchen/Diner 19 0 x 9 0 (5.79m x 2.74m)

MOSA porcelain tiled flooring, fully fitted units both wall mounted and base, ample work surface area, wash basin with Quooker hot tap, Lamona integrated fridge, Lamona integrated freezer, Bosch induction hob and oven with Lamona cooker hood, integrated Bosch microwave, integrated Bosch dishwasher, floating breakfast bar, storage cupboard housing meters, radiator, spotlights, double glazed windows and French doors to rear aspect.

Utility room 5 0 x 15 0 (1.52m x 4.57m)

Space for multiple white goods, boiler, spotlights.

Bedroom 1 11 0 x 11 0 (3.35m x 3.35m)

Engineered oak timber flooring, fully fitted open-concept wardrobe, fitted side lights, radiator, double glazed windows to front aspect.

Bedroom 2 10 0 x 10 0 (3.05m x 3.05m)

Engineered oak timber flooring, fully fitted storage units, radiator, double glazed windows to rear aspect.

Bedroom 3 8 0 x 8 0 (2.44m x 2.44m)

Engineered oak timber flooring, fully fitted bed base and shelving units, radiator, double glazed windows to front aspect.

Family Bathroom 9 0 x 5 0 (2.74m x 1.52m)

MOSA porcelain tiled flooring, fully tiled walls, low level WC, fitted wash basin with mixer tap and storage drawers, mirrored medicine cabinet, bath with overhead shower, heated towel rail, spotlights, double glazed obscured windows to rear aspect.

Rear Garden

Large decked area, decked pathway leading to Outhouse, laid to lawn.

Outhouse Office 10 0 x 22 0 (3.05m x 6.70m)

Polished concrete flooring with underfloor heating, skylights (one opening), fully fitted units, Siemens integrated Fridge/freezer, Siemens induction hob, wash basin with Quooker hot tap, double glazed sliding doors to garden.

Outhouse Living Room 7 0 x 11 0 (2.13m x 3.35m)

Polished concrete flooring with underfloor heating, skylight, fitted drawers and hanging space, double glazed door to garden.

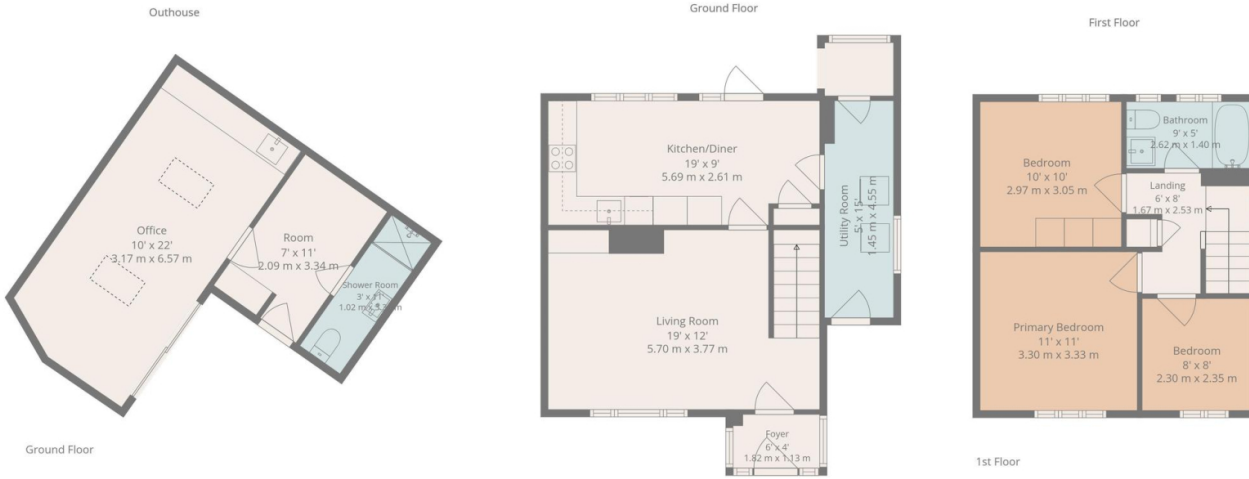
Outhouse Shower Room 3 0 x 11 0 (0.91m x 3.35m)

Polished concrete flooring with underfloor heating, skylight, MOSA porcelain tiled walls, shower cubicle with overhead rain shower, wall mounted wash basin with mixer tap, low level WC, fitted storage cupboard.

PRICE £765,000 Freehold

Council tax band D

EPC C



TOTAL: 1255 sq. ft, 117 m2
GROUND FLOOR: 858 sq. ft, 80 m2, 1ST FLOOR: 397 sq. ft, 37 m2
EXCLUDED AREAS: WALLS: 138 sq. ft, 13 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Energy performance certificate (EPC)

31 Burghley Avenue
BOREHAMWOOD
WD6 2JL

Energy rating

C

Valid until: 26 May 2036

Certificate number: 2160-3575-0060-5000-3821

Property type Semi-detached house

Total floor area 74 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 C. It has the potential to be B.

[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		86 B
69-80	C	70 C	
55-68	D		
39-54	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, as built, partial insulation (assumed)	Average
Roof	Pitched, insulated (assumed)	Average
Window	Fully double glazed	Poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Excellent lighting efficiency	Very good
Floor	Solid, no insulation (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 192 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- PV recommended
When considering the PV installation consider installing PV battery and a PV diverter for water heating.
- Cavity fill is recommended

Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out how to get a smart meter \(https://www.smartenergygb.org/\)](https://www.smartenergygb.org/)

How this affects your energy bills

An average household would need to spend **£1,088 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 £201 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2026** 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:

- 8,812 kWh per year for heating
 - 1,998 kWh per year for hot water
-

Impact on the environment

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

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 2.6 tonnes of CO₂

This property's potential production 1.8 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. Cavity wall insulation	£900 - £1,500	£132
2. Floor insulation (solid floor)	£5,000 - £10,000	£69
3. Solar photovoltaic panels	£8,000 - £10,000	£266

Advice on making energy saving improvements

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

Help paying for energy saving improvements

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

- Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](http://www.gov.uk/apply-boiler-upgrade-scheme)

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	Arje Franzos
Telephone	02084587444
Email	arje@cecenergy.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	Quidos Limited
Assessor's ID	QUID207881
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	27 May 2026
Date of certificate	27 May 2026
Type of assessment	RdSAP