



Cardinal Avenue, Hertfordshire, WD6

£825,000 *Freehold*

3  2  2 

Development Opportunity in South Borehamwood.

KEY FEATURES

- 3 Bedrooms
- South Borehamwood
- Existing House, 1059 Square Feet
- Southerly Facing Garden
- Convenient and Sought After Location
- Planning Permission Granted Ref : 25/0324/Ful



Borehamwood

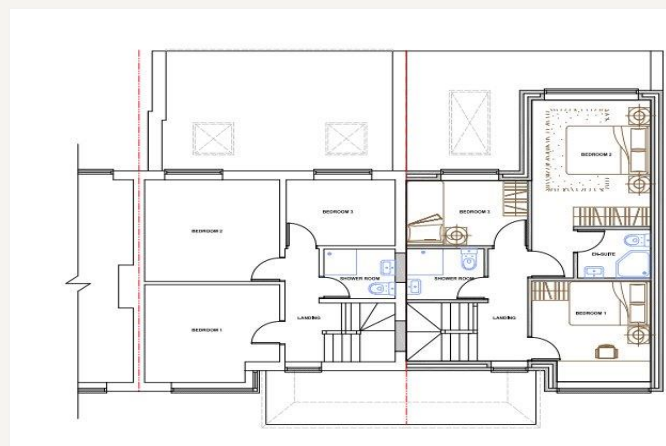
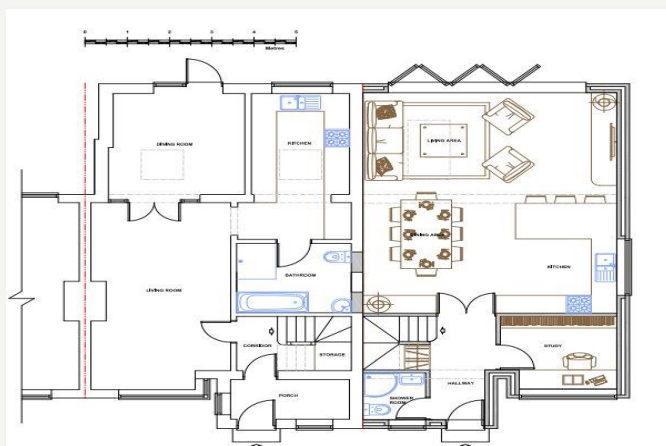
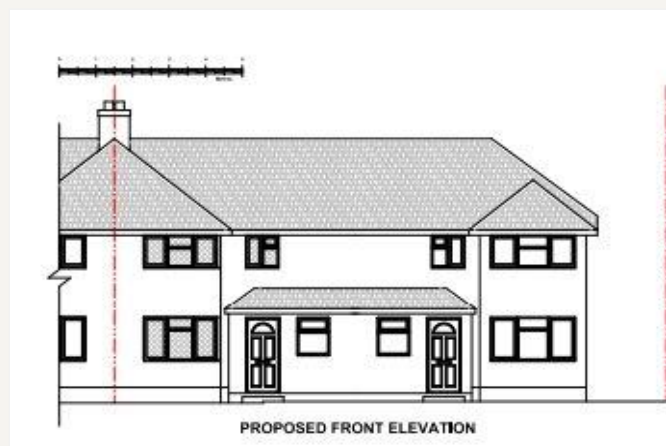
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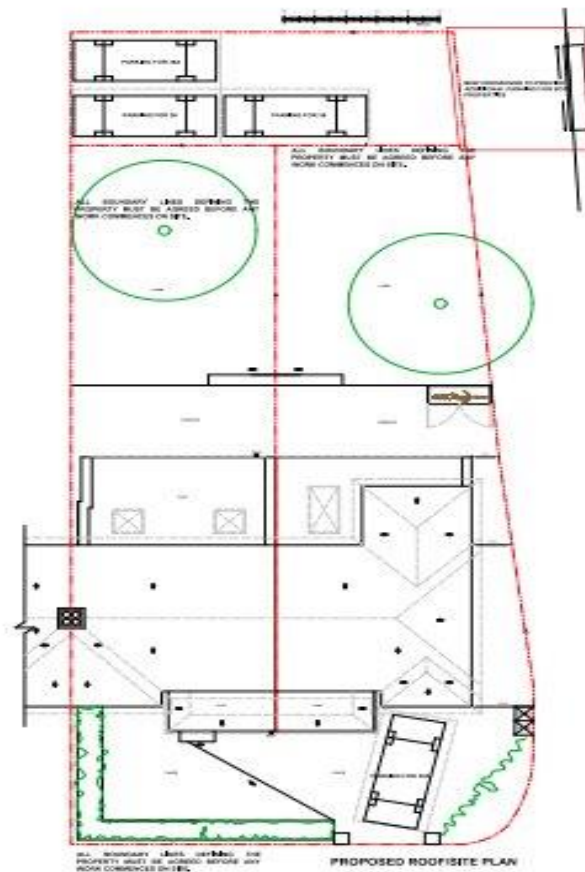


With planning permission currently granted to build a three bedroom, two bathroom house to the side of the existing three bedroom semi-detached family house this purchase represents almost unique opportunity for either a developer or end user.

Located on the South side of Borehamwood the corner site is within walking distance of Borehamwood High Street and Thameslink Station and close to "Good" and "Outstanding" Ofsted rated schools including Monksmead and Yavneh

Full planning details are available by either visiting the planning section of the Hertsmere council web site or upon request from ourselves, planning ref : 25/0324/FUL





MATERIAL INFO

Tenure: Freehold
Term: N/A
Service Charge: N/A
Ground Rent: N/A
Council Tax Band: E
EPC rating: D

Approximate Gross Internal Area = 98.4 sq m / 1059 sq ft
Garage = 12.9 sq m / 139 sq ft
Total = 111.3 sq m / 1198 sq ft

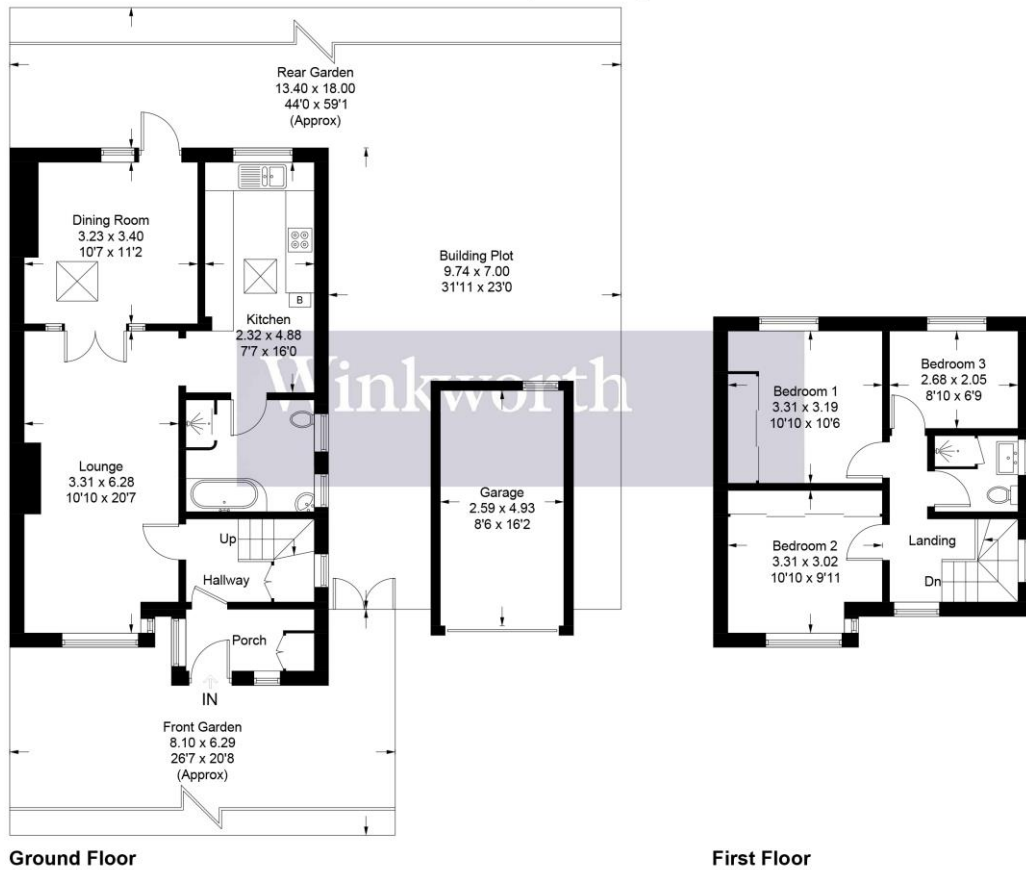


Illustration for identification purposes only, measurements are approximate, not to scale. Winkworth © 2025 (ID1240709)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/BOR240375>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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