



Winkworth



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ELMWOOD AVENUE, HERTFORDSHIRE, WD6  
£369,950 LEASEHOLD

# A TWO DOUBLE BEDROOM FIRST FLOOR PURPOSE BUILT MAISONETTE WITH OWN REAR GARDEN

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## DESCRIPTION:

Located in a sought after quiet cul de sac, on the South side of Borehamwood, close to well-regarded schools including Yavneh and Summerswood is this first floor purpose built maisonette.

Ideally suited to first time buyer, downsizer or buy to let investor the property's well-proportioned accommodation consists of two double bedrooms, lounge, separate kitchen and a bathroom, whilst externally it benefits from a large section of Southerly facing rear garden with a recently brick built storage shed with double glazed windows and French doors.

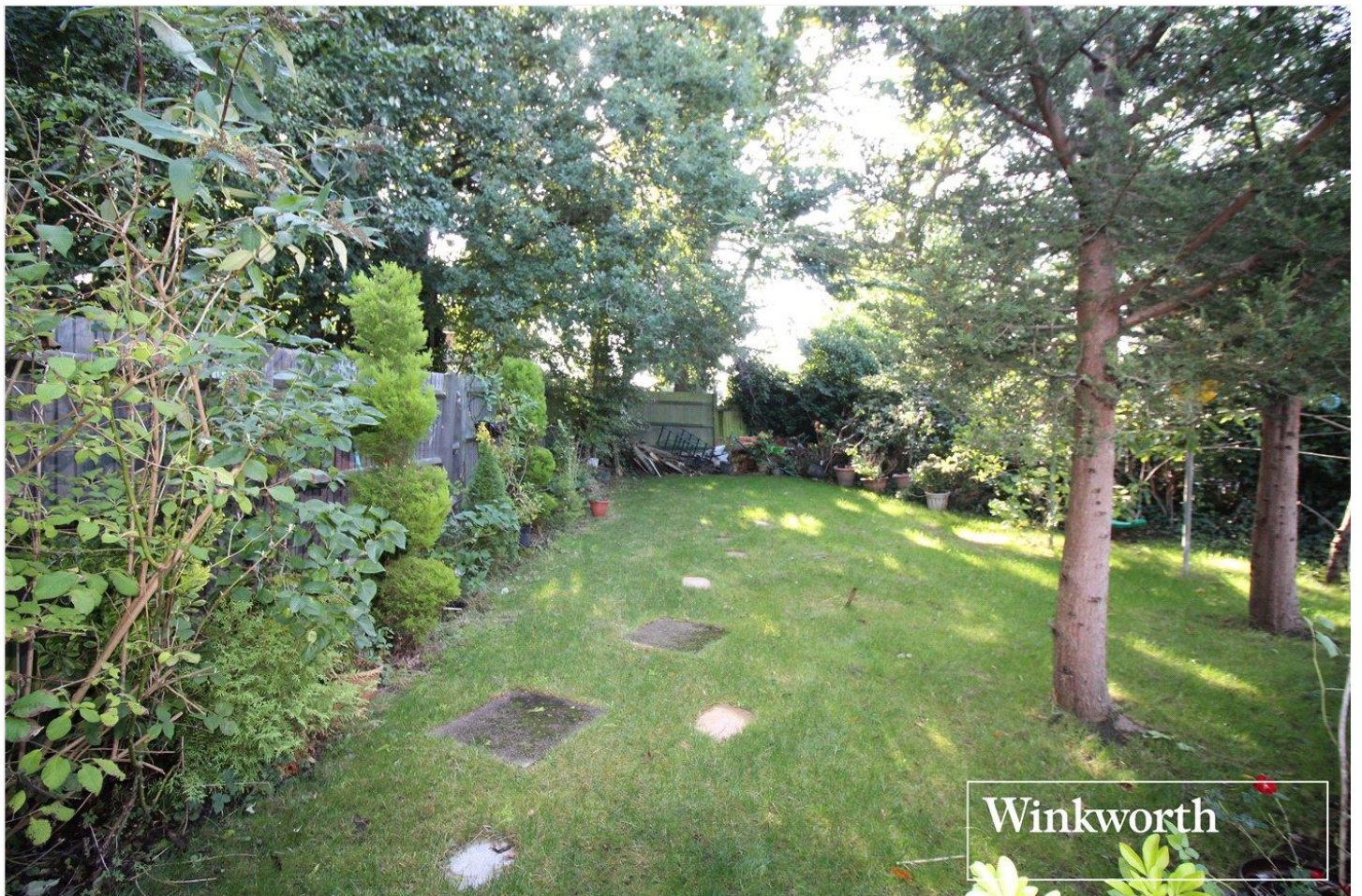
## AT A GLANCE

- Two Double Bedrooms
- South Borehamwood
- Large Southerly Rear Garden
- 95 Year Lease
- Chain Free
- Quiet Cul de Sac Location
- Close to Yavneh and Summerswood schools
- 718 Square Feet





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Approximate Gross Internal Area = 66.7 sq m / 718 sq ft  
 Brick Shed = 5.9 sq m / 63 sq ft  
 Total = 72.6 sq m / 781 sq ft

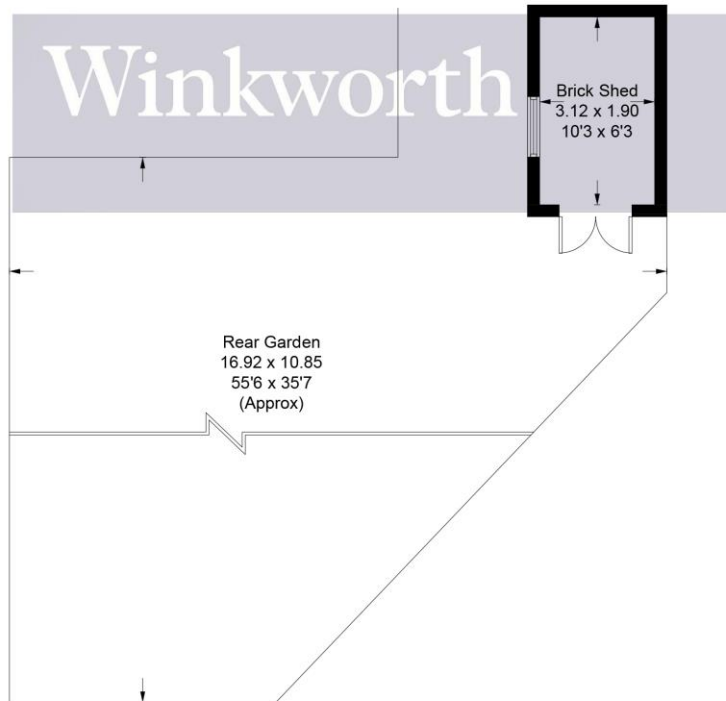
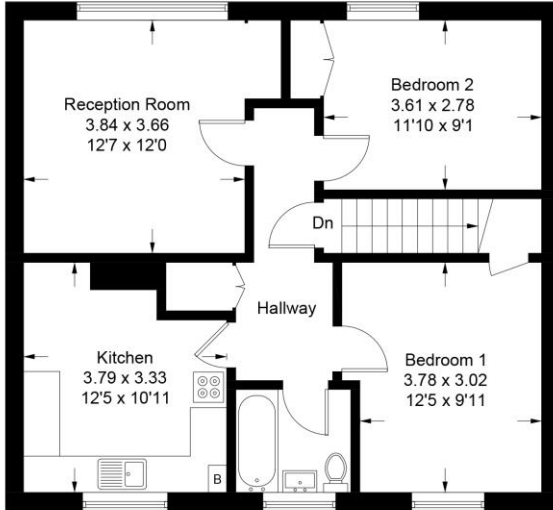


Illustration for identification purposes only, measurements are approximate, not to scale. Winkworth © 2023 (ID1013911)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	74	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	