



AYCLIFFE ROAD, HERTFORDSHIRE, WD6

**£535,000 FREEHOLD**

## AM IMMACULATLY PRESENTED THREE BEDROOM, TWO RECEPTION SEMI DEACHED FAMILY HOUSE

**Borehamwood** | 020 8953 8899 | [borehamwood@winkworth.co.uk](mailto:borehamwood@winkworth.co.uk)





## DESCRIPTION:

Occupying a slightly elevated position with views across Borehamwood and beyond is this three bedroom semi-detached house.

Having been meticulously maintained the property is well presented throughout and provides close to 1000 square feet of bright and well-proportioned family accommodation whilst offering scope for extension and development subject to the usual planning consents should the need arise.

Several "Good" Ofsted rated schools including Woodlands and Cowley Hill are located nearby as well as Aycliffe Park and Thirsk Cliffe Nature Park.

## AT A GLANCE

- Three Bedrooms
- Two Receptions
- Utility Room
- Guest Cloakroom
- 961 Square Feet
- Large Secluded Rear Garden
- Gas Central Heating
- Double Glazed

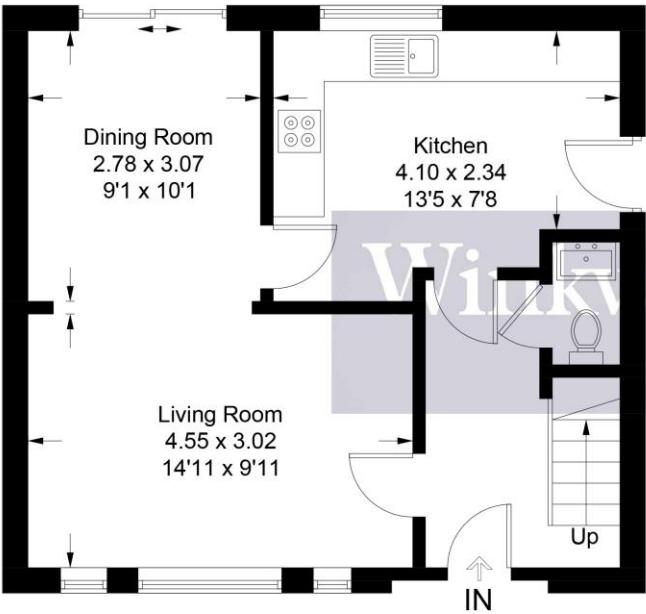




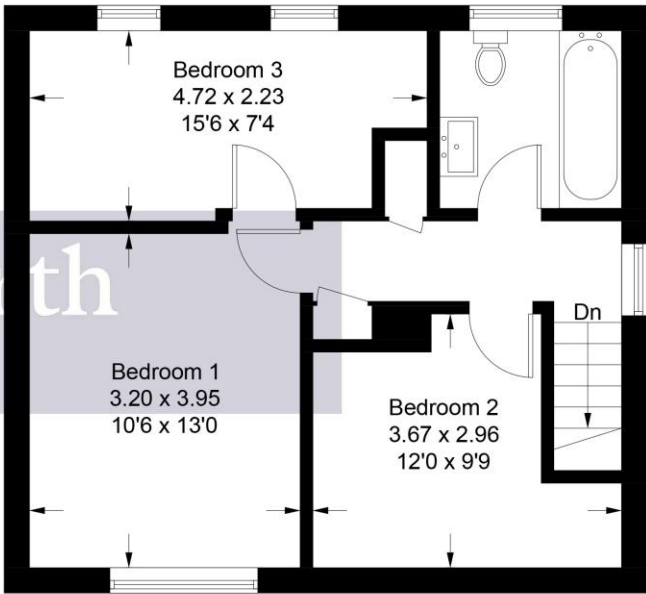




Approximate Gross Internal Area = 89.3 sq m / 961 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Winkworth © 2025 (ID1224380)

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Freehold

**Term:** 0 year and 0 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** D

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.