



Winkworth

Cardinal Avenue, Hertfordshire, WD6

Guide Price £850,000 *Freehold*



#### 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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**PROPOSED FRONT ELEVATION**

With planning permission already 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

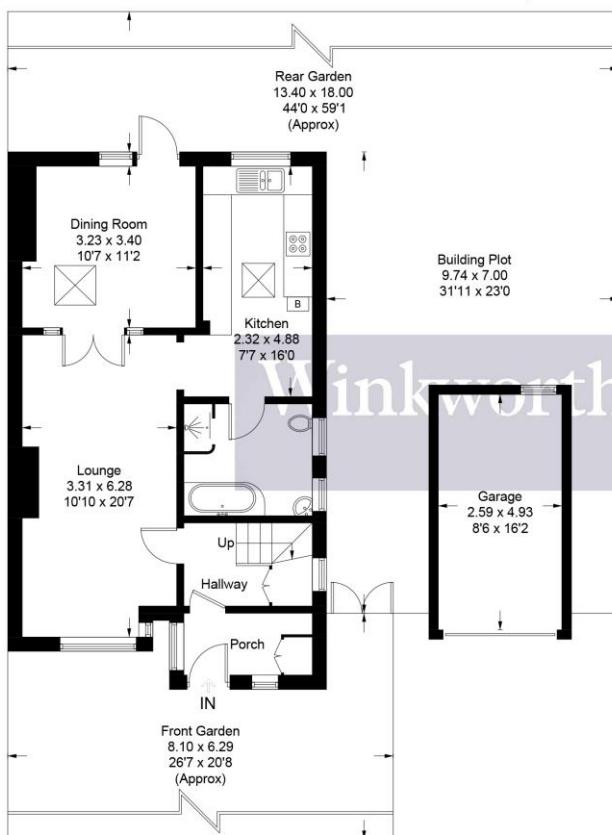


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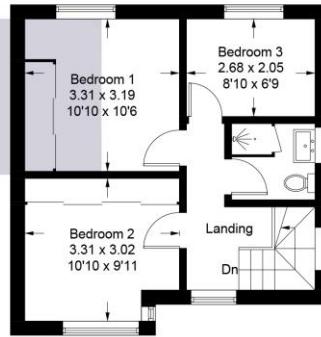
Approximate Gross Internal Area = 98.4 sq m / 1059 sq ft

Garage = 12.9 sq m / 139 sq ft

Total = 111.3 sq m / 1198 sq ft



Ground Floor



First Floor

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

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

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

<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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