



KNEBWORTH PATH, HERTFORDSHIRE, WD6

**£410,000 FREEHOLD**

## A WELL PRESENTED TWO DOUBLE BEDROOM FAMILY HOUSE IN SOUTH BOREHAMWOOD

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





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### DESCRIPTION:

Situated in a quiet cul de sac on the highly sought after South side of Borehamwood and presented well throughout is this tunnel linked two double bedroom family home with Guest Cloakroom.

Located a short walk from shops and parkland and within easy access of well-regarded schools, including Yavneh College the property is an ideal purchase for a growing family.

Bus routes including the 107 run nearby and amongst other locations, provide access to Elstree and Borehamwood High street with its multitude of shops and restaurants and Thameslink station.

### AT A GLANCE

- Two Double Bedrooms
- 792 Square Feet
- South Borehamwood
- Cul de Sac Location
- Gas Central Heating
- Double Glazing
- Guest Cloakroom

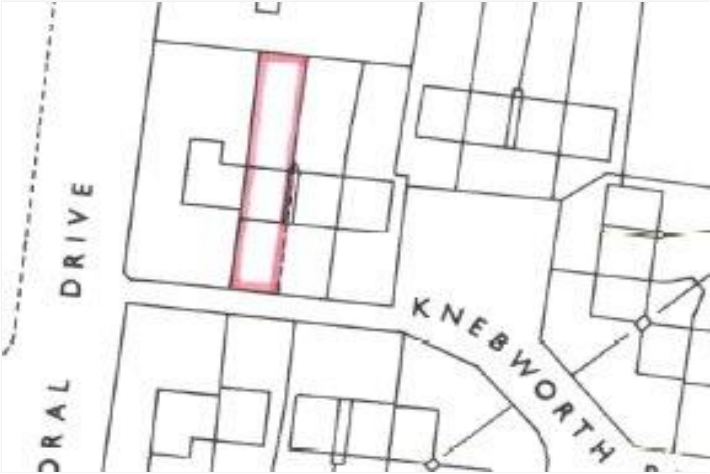


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GROSS INTERNAL AREA (GIA)  
The footprint of the property  
73.67 sqm / 792.98 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes walkways, restricted head height  
67.28 sqm / 724.20 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m  
0.83 sqm / 8.93 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 72.13 sqm / 776.40 sqft  
IPMS 3C RESIDENTIAL 67.91 sqm / 730.98 sqft

SPEC ID: 5fa15fc3d5c4c20daa9640ef

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	67 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:**

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.