



KENILWORTH DRIVE, HERTFORDSHIRE, WD6

OIEO £450,000 FREEHOLD

**A FREEHOLD THREE BEDROOM FAMILY HOME IN
SOUTH BOREHAMWOOD WITH PLANNING
PERMISSION GRANTED FOR A FIVE METRE REAR
EXTENSION**

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DESCRIPTION:

A charming terraced three bedroom house with planning permission to extend at the rear. This opportunity is set on a popular residential road within close proximity of well-regarded schools, bus routes and parkland. The property is in need of modernisation which offers a purchaser the opportunity to create and personalise their dream home.

The property benefits from planning approval for a 5M rear extension with party wall agreements in place with the two neighbouring properties.

Planning references below:

Hertsmere Council: 20/0074/PD42 - Approved Mon 17 Feb 2020 - The planning has been implemented

The accommodation currently includes an entrance hallway, living room, dining room, kitchen, three bedrooms and a first floor bathroom. There is generous scope for enlargement by way of the planning permissions that have already been granted.

Borehamwood enjoys a reputation as a highly desirable residential area, with a bustling town centre containing restaurants, shops and leisure spaces.

Transport links are excellent, with the A1, M1 and M25 being within a 5 minutes' drive, and Heathrow, Stanstead and Luton Airports within a 45 minute drive.

An excellent refurbishment opportunity to create a bespoke family home.

AT A GLANCE

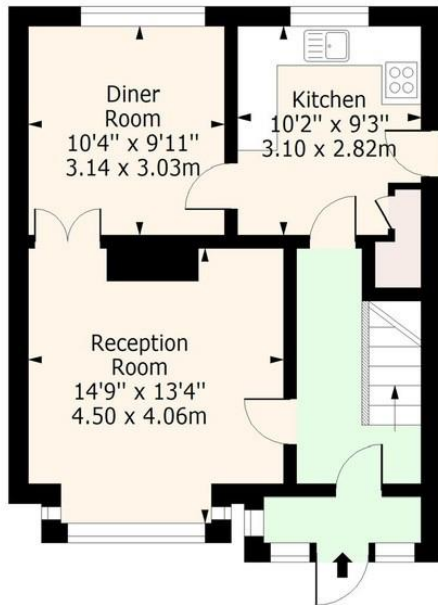
- Three Bedrooms
- Two Receptions
- Chain Free
- South Borehamwood
- 1009 Square Feet
- Permission Granted for a Five Metre Rear Extension
- Rear Garden Backing Kenilworth Park
- Party Wall Awards in Place





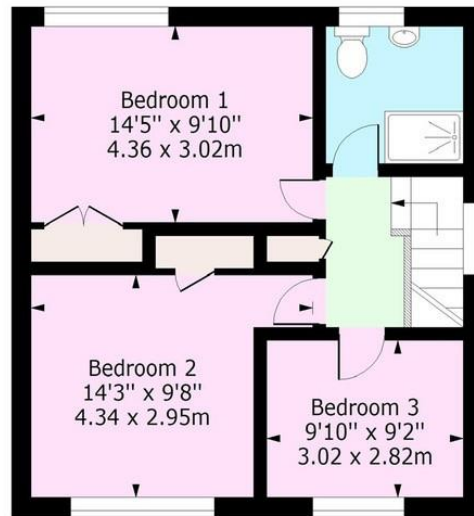
Kenilworth Drive

Approx. Gross Internal Area 1009 Sq Ft - 93.74 Sq M



Ground Floor

Floor Area 490 Sq Ft - 45.52 Sq M



First Floor

Floor Area 519 Sq Ft - 48.22 Sq M

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		84 B
69-80	C		
55-68	D	64 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.