



Kenilworth Drive, Hertfordshire, WD6

£450,000 *Freehold*



A Freehold Three Bedroom Family Home in South Borehamwood with Planning Permission Granted for a Five Metre Rear Extension

KEY FEATURES

- Three Bedrooms
- Two Receptions
- Chain Free
- South Borehamwood
- 1009 Square Feet
- Permission Granted for a Five Metre Rear Extension



Borehamwood

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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.



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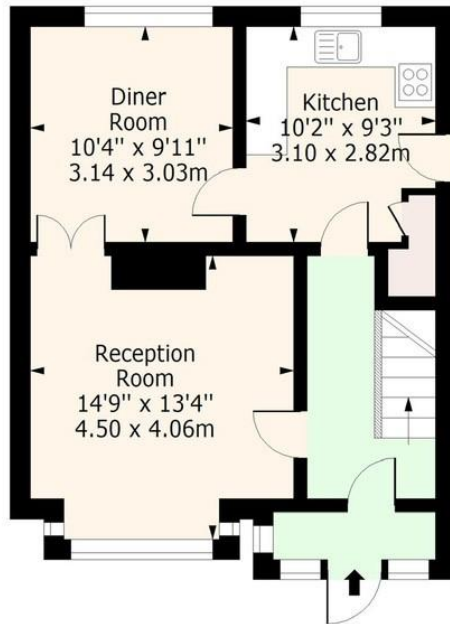
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MATERIAL INFO

Tenure: Freehold
Term: 0 year and 0 months
Service Charge: £0 per annum
Ground Rent: £ 0 Annually (subject to increase)
Council Tax Band: D
EPC rating: D

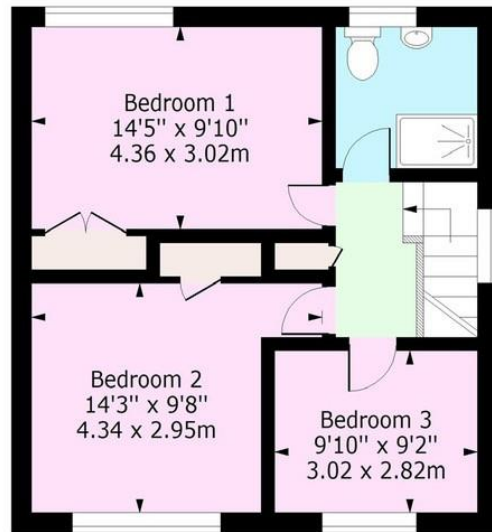
Kenilworth Drive

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



Ground Floor

Floor Area 490 Sq Ft - 45.52 Sq M

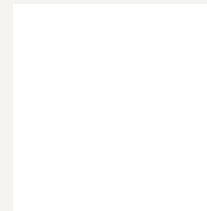


First Floor

Floor Area 519 Sq Ft - 48.22 Sq M

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		

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