



WORDSWORTH GARDENS, HERTFORDSHIRE, WD6
£615,000 FREEHOLD

A CHAIN FREE THREE STOREY FAMILY HOUSE WITH GARAGE IN SOUTH BOREHAMWOOD

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DESCRIPTION:

Located on the South side of Borehamwood, overlooking a green to the front, approx. 0.4 mile walk to Borehamwood and Elstree Thameslink Station and within easy access of several "Good" and "outstanding" Ofsted rated schools including Yavneh is this well presented family House.

Well-proportioned accommodation totalling in excess of 1200 square feet is arranged over three levels and consists of kitchen, lounge, conservatory/dining room and guest cloakroom on the ground floor, bedrooms two and three on the first floor along with the family bathroom and a master bedroom with ensuite shower room on the upper level.

Offered for sale chain the property also benefits from a garage and allocated parking space located nearby.

AT A GLANCE

- 3 Bedrooms
- Garage
- Guest Cloakroom
- Two Bathrooms
- Conservatory
- 1221 Square Feet
- Chain Free
- South Borehamwood





Approximate Gross Internal Area = 113.4 sq m / 1221 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Winkworth © 2023 (ID1013915)

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	