



ROSSINGTON AVENUE, HERTFORDSHIRE, WD6  
OIEO £625,000 FREEHOLD

## A RECENTLY CONSTRUCTED AND IMMACULATELY PRESENTED FOUR BEDROOM, THREE BATHROOM FAMILY HOUSE

Borehamwood | 020 8953 8899 | borehamwood@winkworth.co.uk





### DESCRIPTION:

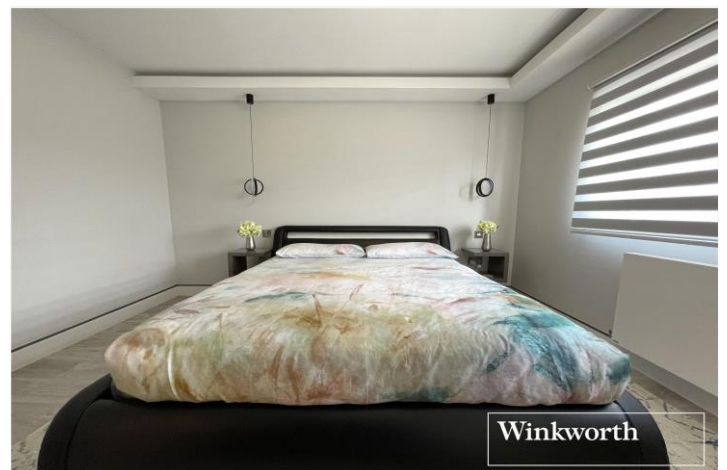
Constructed approx. three years ago and sold with the benefit and peace of mind an ICW (international construction warranty) guarantee provides, is this immaculately presented four bedroom, three bathroom family house.

Having been planned and constructed with meticulous attention to detail the property is finished to the highest standards, both internally and externally and boasts features almost too numerous to mention.

Totalling in excess 1400 square feet the accommodation is bright, generous, and well-proportioned and a viewing is highly recommended to fully appreciate the depth of what this house has to offer.

### AT A GLANCE

- Four Bedrooms
- Three Bathrooms
- 1437 Square Feet
- ICW Building Warranty
- Low Maintenance Rear Garden
- Off Street Parking
- Backing and Overlooking Open Space








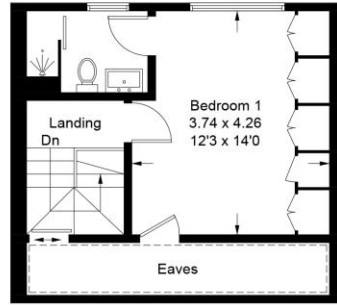


Approximate Gross Internal Area = 133.5 sq m / 1437 sq ft  
(Excluding Eaves)

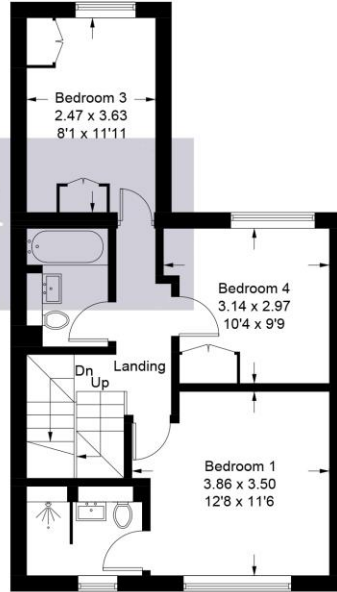
 = Reduced headroom below 1.5m / 5'0"



**Ground Floor**



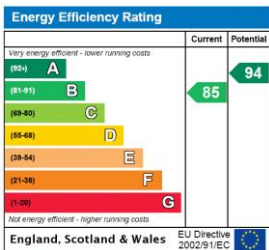
**Second Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Winkworth © 2024 (ID1062522)

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.



**Tenure:** Freehold  
**Term:** Expires -  
**Service Charge:** £0 per annum  
**Ground Rent:** £ 0 Annually (subject to increase)  
**Council Tax Band:** E

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.