



# ENGEL JACOBS

## LONDON + HERTS



Engel Jacobs are delighted to bring to the market this semi-detached house on a much sought after road on the South side of Borehamwood. The property does require some modernisation but there is tremendous scope for it to be a fantastic family home. It comprises of 3 bedrooms, 1 bathroom, 2 receptions, garage, and a very large garden with lovely views. It is a short walk to the high street shops, restaurants and amenities, and also to the mainline station, places of worship and Yavneh College amongst many other local schools.

- **Three Bedrooms**
- **Semi-Detached**
- **Large Garden**
- **Two Receptions**
- **Garage**
- **Scope To Extend (STPP)**



**Lullington Garth**  
Borehamwood

**£689,999**

**Entrance Hall**

Carpeted throughout, radiator, under-stairs cupboard.

**Lounge**

Carpeted throughout, Working gas fireplace, Double glazed bay window to front aspect, radiator.

**Dining Room**

Carpeted throughout, radiator, Double glazed doors to rear aspect, Large hatch between Dining Room and Kitchen.

**Kitchen**

Lino flooring, Radiator, Larder cupboard, Fitted units both wall mounted and base, Ample work surface area, Gas hob, Integrated Beko oven, Double glazed windows to rear aspect, Double glazed door to side aspect with access to garden.

**Bedroom 1**

Carpeted throughout, Fitted wardrobes, Double glazed bay window to Front aspect, radiator.

**Bedroom 2**

Carpeted throughout, Fitted wardrobes, Double glazed windows to rear aspect, Radiator.

**Bedroom 3**

Carpeted throughout, Double glazed windows to front aspect, Radiator

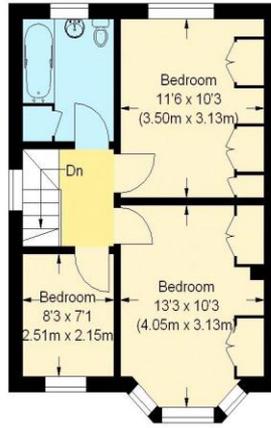
**Bathroom**

Lino flooring, Radiator, Low level WC, Pedestal sink, Bath with overhead and handheld shower attachments, Double glazed frosted windows to rear aspect.

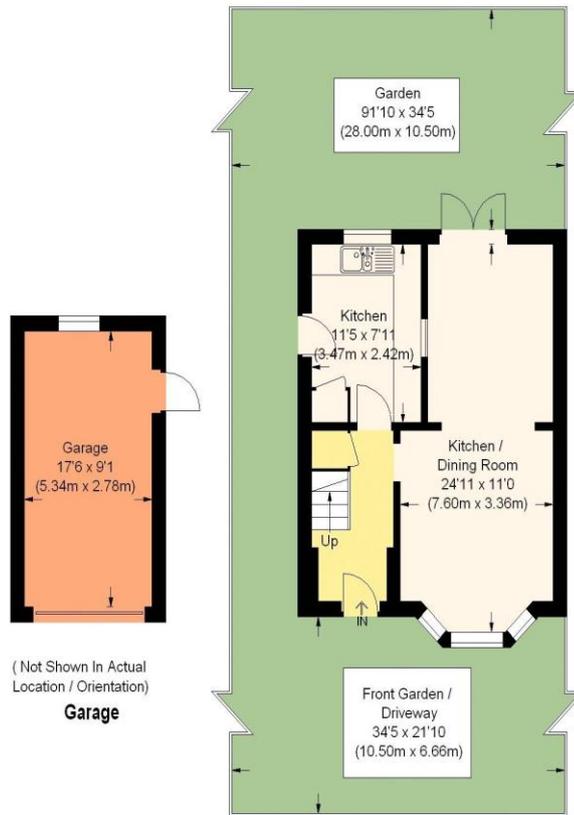
**Garden**

Patio, Large Grass area, Steps down to further grass area, Shed.

**Garage**



First Floor



Ground Floor



## Lullington Garth

Approximate Gross Internal Area = 77.1 sq m / 830 sq ft  
 Garage = 15.3 sq m / 165 sq ft  
 Total = 92.4 sq m / 995 sq ft

Illustration for identification purposes only,  
 measurements are approximate, not to scale. (ID338456)