



ENGEL JACOBS
LONDON+HERTS



- **3 Bedrooms**
- **2 Receptions**
- **Large Rear Garden**
- **Driveway**
- **Close to all local amenities**
- **AVAILABLE NOW**



Kingsley Avenue
Borehamwood

Monthly Rental Of
£1,850

Entrance Hall

Parquet flooring throughout, radiator.

Downstairs WC

Tiled floor, fully tiled walls, low level WC, wash basin with mixer tap, obscured double glazed window to side aspect, spotlights.

Reception 1 15' 9" x 11' 3" (4.80m x 3.43m)

Parquet flooring throughout, radiator, double glazed doors to rear garden.

Reception 2 18' 2" x 9' 2" (5.53m x 2.79m)

Carpeted flooring throughout, built in cupboards, radiator, double glazed windows to front aspect.

Kitchen 9' 8" x 6' 3" (2.94m x 1.90m)

Tiled floor, fully tiled walls, fully fitted units both wall mounted and base, ample work surface area, Fridgemaster fridge/freezer, Electra double oven and gas hob, Beko washing machine, double glazed windows to front aspect.

Bedroom 1 15' 9" x 9' 4" (4.80m x 2.84m)

Carpeted throughout, built in wardrobes, radiator, 2 sets of double glazed windows to rear aspect.

Bedroom 2 11' 6" x 9' 2" (3.50m x 2.79m)

Carpeted throughout, wardrobes, radiator, double glazed windows to front aspect.

Bedroom 3 8' 6" x 5' 6" (2.59m x 1.68m)

Carpeted throughout, wardrobes, bedside table, radiator, double glazed windows to side aspect.

Family Bathroom

Tiled floor, fully tiled walls, low level WC, pedestal wash basin, bath with overhead shower, double glazed obscured windows to front aspect.

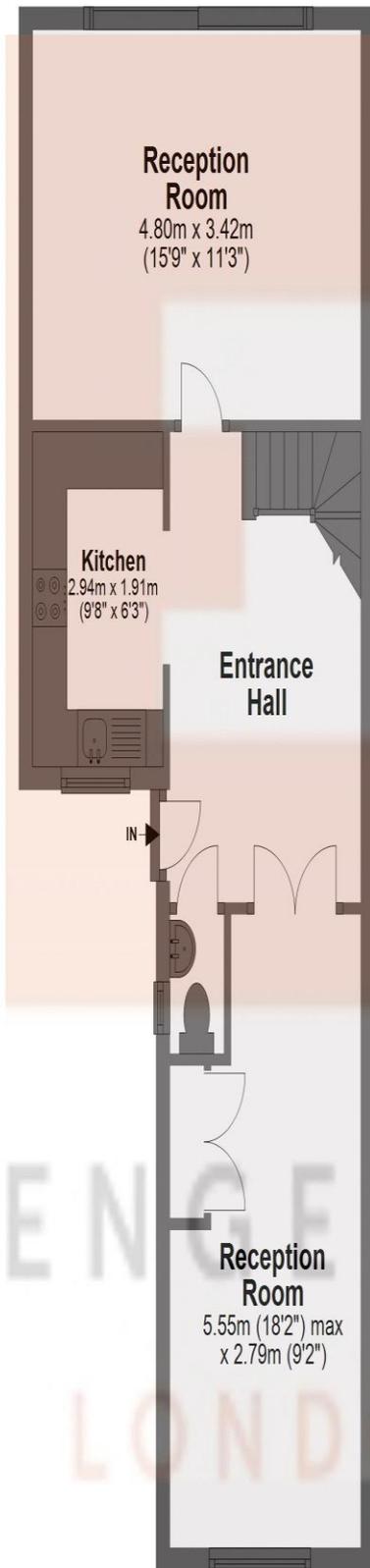
Garden

Paved area, laid to lawn, shed.



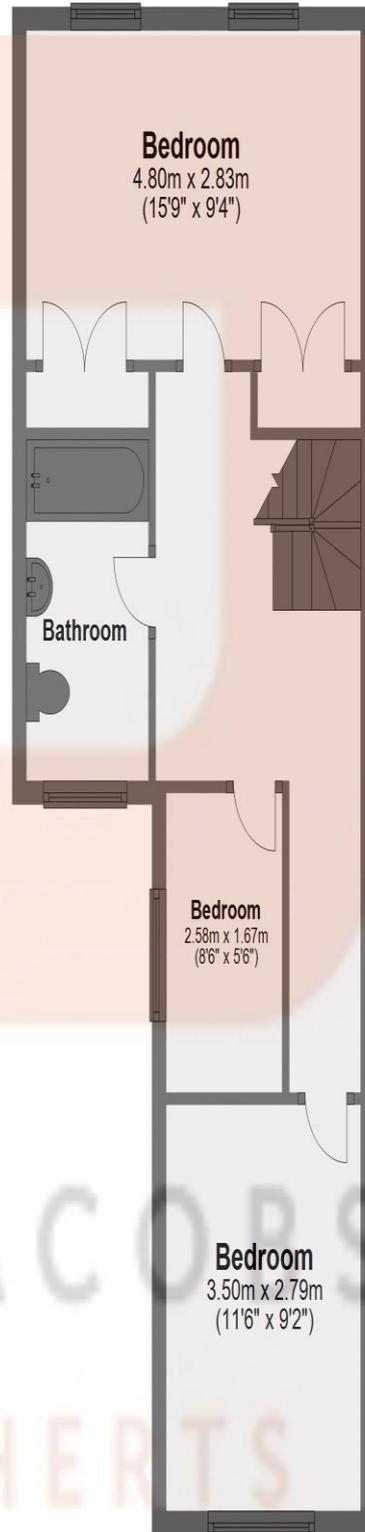
Ground Floor

Approx. 50.1 sq. metres (539.2 sq. feet)



First Floor

Approx. 48.5 sq. metres (522.3 sq. feet)



Total area: approx. 98.6 sq. metres (1061.5 sq. feet)

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.