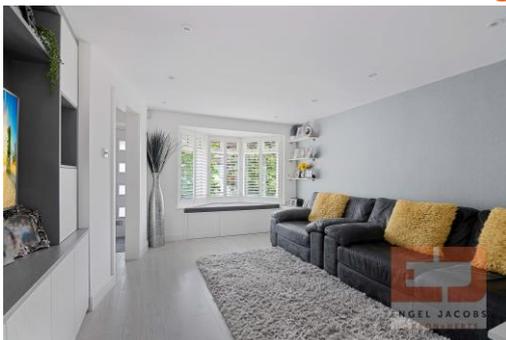




ENGEL JACOBS
LONDON+HERTS



- Detached House
- 2 Receptions
- Utility Room
- Fitted Wardrobes Throughout
- 3 Bedrooms
- Large Kitchen/Diner
- Garden with Artificial Grass
- Decorated to a High Standard



The Champions
Borehamwood

£675,000
Freehold

Entrance Hall

Laminate flooring throughout, intruder alarm system.

Downstairs WC

Tiled floor and walls, low level WC, fitted sink unit with storage, heated towel rail, obscured double glazed window to front aspect.

Reception 1 16' 2" x 12' 11" (4.92m x 3.93m)

Laminate flooring throughout, spotlights, radiator, double glazed bay window with fitted shutters to front aspect, window seat with storage, fitted storage units.

Kitchen 14' 11" x 7' 9" (4.54m x 2.36m)

Laminate flooring throughout, kitchen peninsula, fully fitted units both wall mounted and base, sink with Quooker hot tap, integrated Bosch dishwasher, AEG induction hob and cooker hood, AEG integrated double oven, integrated AEG fridge/freezer, double glazed windows with fitted shutters to rear aspect, spotlights, radiator.

Dining area 16' 0" x 10' 3" (4.87m x 3.12m)

Laminate flooring throughout, spotlights, double glazed sliding French doors to rear aspect.

Utility room

Space for washing machine, tumble dryer, and additional fridge or freezer, access to loft in flat roof.

Bedroom 1 16' 2" x 9' 2" (4.92m x 2.79m)

Carpeted throughout, fully fitted wardrobes and drawers, double glazed windows with fitted shutters to front aspect, radiator.

Bedroom 2 10' 3" x 9' 2" (3.12m x 2.79m)

Carpeted throughout, fully fitted wardrobes, double glazed windows with fitted shutters to rear aspect, radiator.

Bedroom 3 9' 8" x 7' 5" (2.94m x 2.26m)

Carpeted throughout, fully fitted wardrobes, double glazed windows with fitted shutters to front aspect, radiator.

Bathroom

Tiled floor, fully tiled walls, low level WC, floating sink unit with storage and mixer tap, bath with overhead shower, obscured double glazed windows to rear aspect, spotlights, heated towel rail.

Rear Garden

Large patio area, artificial grass, gated side access to both sides.

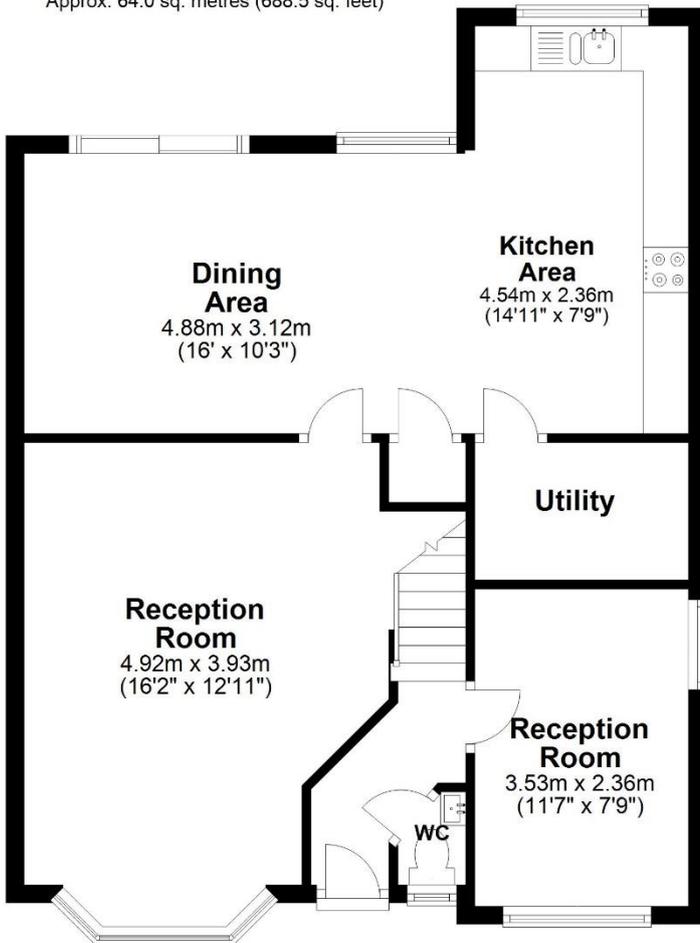


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	80	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:
45 Campions, Borehamwood

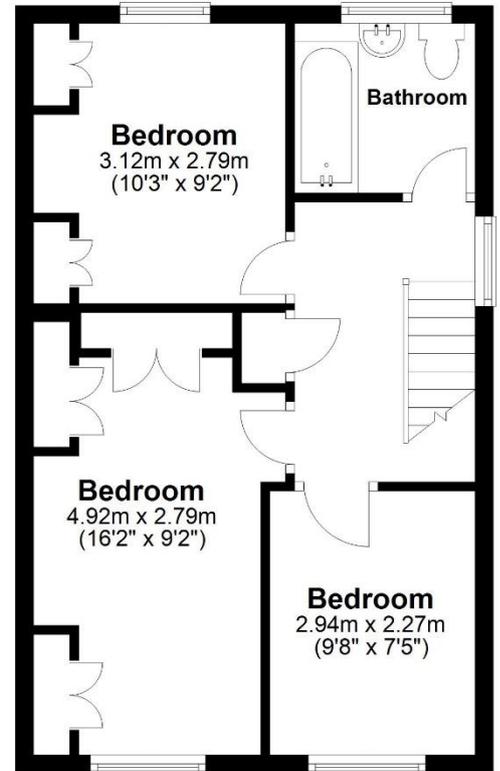
Ground Floor

Approx. 64.0 sq. metres (688.5 sq. feet)



First Floor

Approx. 39.7 sq. metres (427.4 sq. feet)



Total area: approx. 103.7 sq. metres (1115.9 sq. feet)

Plan and measurements are for guidance only. Floor plan produced by Propertytics.co.uk.

www.propertytics.co.uk
Plan produced using PlanUp.

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.