



ENGEL JACOBS
LONDON+HERTS



- Large Semi-detached House
- 2 Receptions
- Large Garden
- 4 Bedrooms
- 2 Bathrooms
- Off Street Parking for 2 Cars



Crown Road
Borehamwood

£695,000
Freehold

Entrance Porch

Laminate flooring, spotlights.

Entrance Hallway

Laminate flooring, spotlights, radiator.

Reception 1 20' 9" x 12' 10" (6.32m x 3.91m)

Laminate flooring, 2 x sets of double glazed windows to front aspect with fitted day and night blinds, spotlights, radiator.

Reception 2 30' 1" x 17' 11" (9.16m x 5.46m)

Laminate flooring, 2 x skylights, double glazed windows and bi-fold doors with fitted day and night blinds to rear aspect, fitted cupboards, spotlights, radiator.

Kitchen 12' 7" x 7' 1" (3.83m x 2.16m)

Fully fitted units both wall mounted and base, ample work surface area, sink with mixer tap and separate filtered water tap, integrated Hisense oven, integrated Hisense fridge, integrated Hisense Freezer, integrated Hotpoint dishwasher, space for washing machine, Russell Hobbs 5 ring gas hob, double glazed door to rear aspect, spotlights, radiator.

Bedroom 4 11' 2" x 7' 2" (3.40m x 2.18m)

Laminate flooring, fully fitted cupboards and desk, sky light, double glazed obscured window to side aspect, radiator.

Shower Room

Tiled floor, fully tiled walls, low level WC, wall hung wash basin with mixer tap, shower cubicle with overhead rain shower and handheld shower, radiator.

Bedroom 1 12' 10" x 10' 7" (3.91m x 3.22m)

Laminate flooring, fully fitted wardrobes and drawers, double glazed windows to front aspect, spotlights, radiator.

Bedroom 2 10' 7" x 10' 7" (3.22m x 3.22m)

Laminate flooring, fully fitted wardrobes, double glazed windows to rear aspect, spotlights, radiator.

Bedroom 3 9' 10" x 8' 1" (2.99m x 2.46m)

Laminate flooring, fully fitted wardrobes and cupboards, double glazed windows to front aspect, radiator.

Family Bathroom

Tiled floor, fully tiled walls, low level WC, wall mounted wash basin with mixer tap, bath with overhead shower, double glazed obscured window to rear aspect, spotlights, radiator.

Rear Garden

Decked seating area, laid to lawn.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	72
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcau.com			

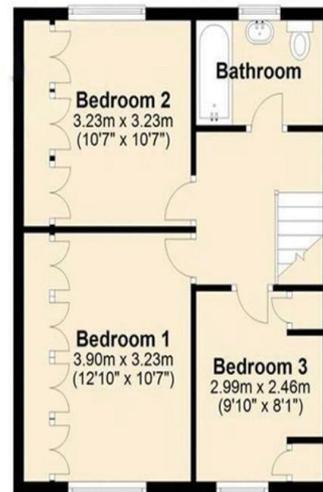
Ground Floor

Approx. 108.0 sq. metres (1162.4 sq. feet)



First Floor

Approx. 41.8 sq. metres (449.9 sq. feet)



Total area: approx. 149.8 sq. metres (1612.3 sq. feet)
For illustration purposes only - not to scale

