ENGEL JACOBS
LONDON+HERTS



- 3 Bedrooms
- 4 Receptions
- Separate Utility
- Garage
- Large Rear Garden
- Short Walk to Local Amenities, Transport and Schools







Lullington Garth
Borehamwood

£710,000
Freehold

Entrance Hall *7' 0" x 16' 0" (2.13m x 4.87m)*
Laminate flooring, radiator, understairs cupboard.

Living Room *10' 0" x 13' 0" (3.05m x 3.96m)*
Laminate flooring, double glazed bay windows to front aspect, radiator.

Dining Room *10' 0" x 11' 0" (3.05m x 3.35m)*
Laminate flooring, sliding doors through to conservatory.

Conservatory *8' 0" x 10' 0" (2.44m x 3.05m)*
Laminate flooring, French doors and windows to rear garden.

Kitchen *8' 0" x 18' 0" (2.44m x 5.48m)*
Tiled floor, fully fitted units both wall mounted and base, ample work surface area, integrated Indesit dishwasher, Hisense oven and Electrolux gas hob, space for washing machine, integrated larder cupboard, double glazed windows to rear aspect, radiator.

Reception *10' 0" x 12' 0" (3.05m x 3.65m)*
Tiled floor, French doors and windows to rear garden, radiator.

Downstairs WC *3' 0" x 6' 0" (0.91m x 1.83m)*
Low level WC, fitted wash basin, heated towel rail.

Utility Room *6' 0" x 6' 0" (1.83m x 1.83m)*
Boiler, double glazed windows to side aspect.

Bedroom 1 *10' 0" x 13' 0" (3.05m x 3.96m)*
Laminate flooring, fully fitted wardrobes, double glazed bay windows to front aspect, radiator.

Bedroom 2 *10' 0" x 11' 0" (3.05m x 3.35m)*
Laminate flooring, double glazed windows to rear aspect, radiator.

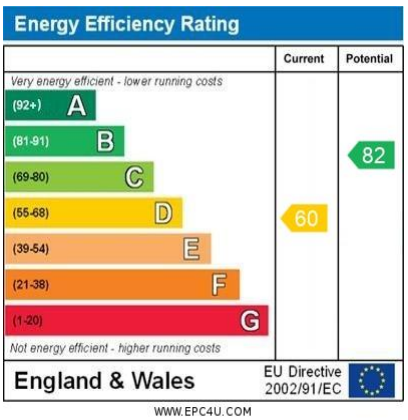
Bedroom 3 *6' 0" x 8' 0" (1.83m x 2.44m)*
Laminate flooring, double glazed windows to front aspect, radiator.

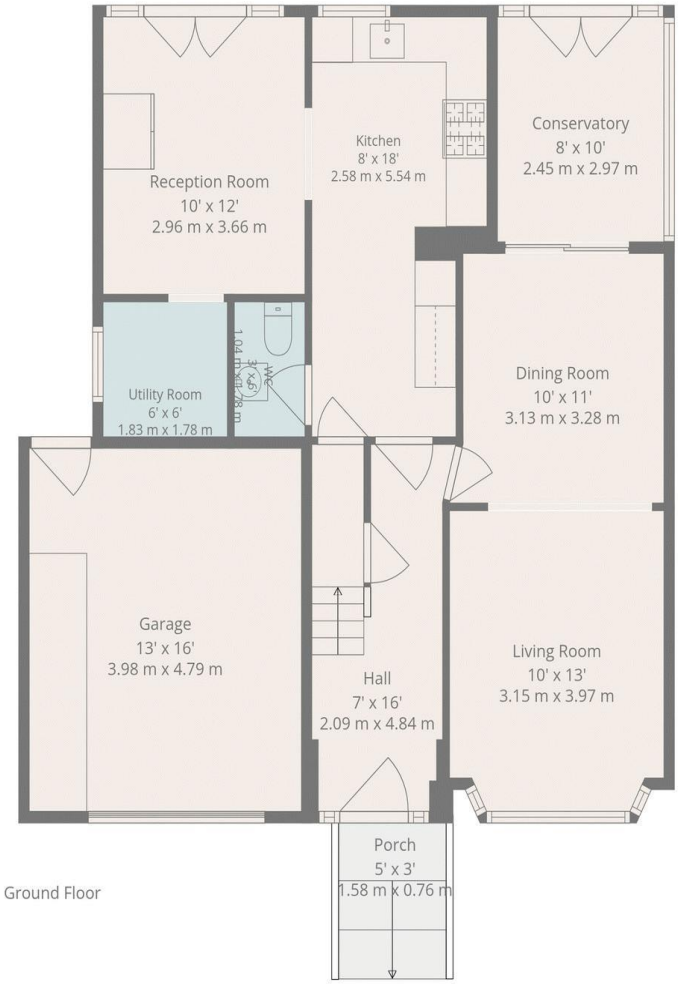
Garden
Large tiled area, laid to lawn, shed.

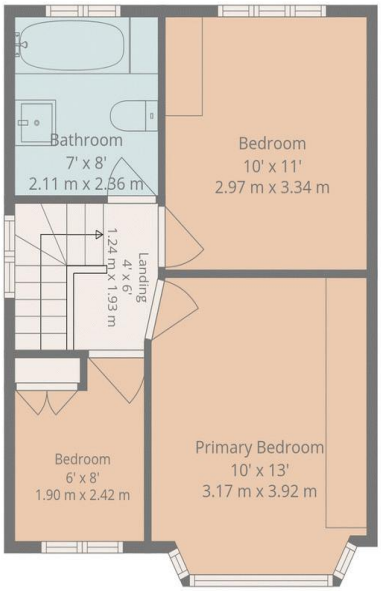












TOTAL: 1151 sq. ft, 107 m2

Ground floor: 754 sq. ft, 70 m2, 1st floor: 397 sq. ft, 37 m2

EXCLUDED AREAS: GARAGE: 206 sq. ft, 19 m2, PORCH: 35 sq. ft, 3 m2, WALLS: 130 sq. ft, 13 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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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.