



ENGEL JACOBS
LONDON+HERTS



A delightful, spacious Victorian property in a prime location, just a moment's walk from Elstree & Borehamwood train station and Borehamwood High Street. It is recently renovated and finished to an exceptionally high standard. It benefits from four bedrooms, a large reception room, spacious kitchen/diner, family bathroom and additional downstairs WC/shower room. The property has high ceilings throughout and a lovely, landscaped 73ft rear garden. It is perfectly located for the amenities in Borehamwood, including local shops, restaurants and places of worship, and within the catchment area of local schools such as Yavneh College.

- **Four Bedrooms**
- **Spacious Kitchen/Diner**
- **Moment's Walk from Borehamwood High Street**
- **Large Reception Room**
- **Landscaped Rear Garden**
- **0.15 miles to Elstree & Borehamwood Train Station**



Drayton Road
Borehamwood

£585,000
Freehold

Entrance Hall

Wood flooring, radiator, alarm.

Reception 26' 2" x 13' 1" (7.97m x 4.00m)

Wood floor throughout, double glazed bay window to front aspect, radiator, spotlights, speakers built in to ceiling, wood burning stove.

Downstairs Shower Room

Fully tiled floor and walls, low level WC, wall mounted basin, spotlights, overhead shower.

Kitchen/Diner 17' 3" x 13' 1" (5.25m x 4.00m)

Laminate floor throughout, fully fitted units both wall mounted and base, integrated John Lewis double oven, integrated Zanussi dishwasher, integrated Indesit washer/dryer, induction hob, radiators, spotlights, frosted window panel to rear aspect, double glazed doors to rear aspect.

Bedroom 1 13' 1" x 11' 11" (4.00m x 3.64m)

Wood floor throughout, radiator, spotlights, double glazed windows to front aspect, built in wardrobes.

Bedroom 2 12' 0" x 8' 6" (3.65m x 2.59m)

Wood floor throughout, radiator, spotlights, double glazed window to rear aspect.

Bedroom 3 8' 4" x 8' 3" (2.55m x 2.52m)

Carpeted throughout, radiator, spotlights, double glazed window to rear aspect.

Family Bathroom

Fully tiled floor and walls, shower cubicle with overhead shower, heated towel rail, low level WC, storage cupboards with basin on top, spotlights, obscured window to side aspect.

Bedroom 4 19' 0" x 13' 7" (5.79m x 4.14m)

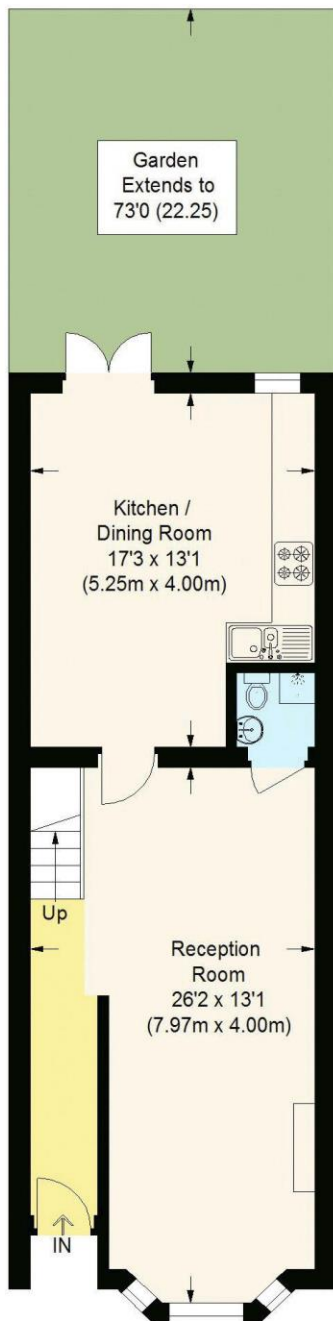
Carpeted throughout, roof windows, built in cupboards and wardrobes.

Rear Garden

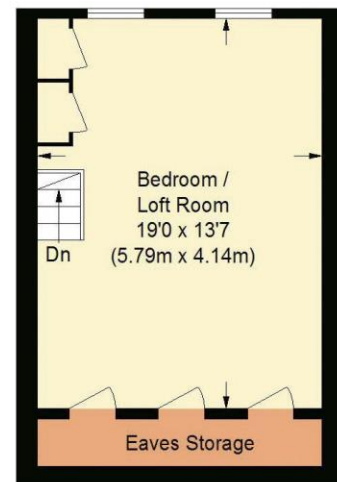
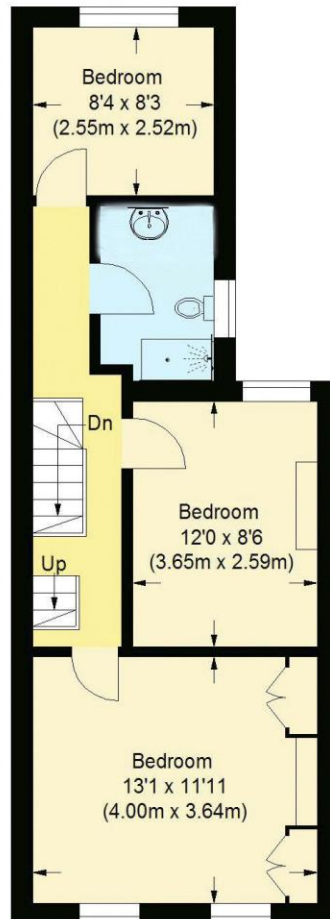
Extends to 73ft, patio area, laid to lawn, further patio and shed at the rear.



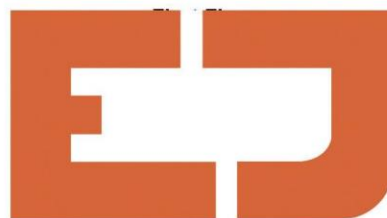
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Ground Floor



Second Floor



ENGEL JACOBS
LONDON+HERTS

Approximate Gross Internal Area (Excluding Eaves Storage)
119.6 sq m / 1287 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID404548)

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.