



## BYRON AVENUE, BOREHAMWOOD, WD6

£500,000 Freehold

Three Bedroom End Terraced House | Two Reception Rooms | Ground Floor WC | Stylish Kitchen/Diner | Under Stairs Storage | Private South Facing Rear Garden | First Floor Family Bathroom | Views Towards Woodcock Hill Nature Reserve | Walking Distance To Elstree & Borehamwood Station

- End-terraced
- Ground floor WC
- Private rear garden
- Three bedrooms
- Two reception rooms
- Nature reserve views
- Fitted kitchen/diner

The wonderfully presented three bedroom, end of terrace house is positioned within a quiet cul-de-sac location and offers ample living space throughout.

The ground floor comprises entrance porch which leads to the hallway, ground floor WC, large fitted kitchen/diner, spacious reception room, separate conservatory currently used as the dining room and private rear garden.

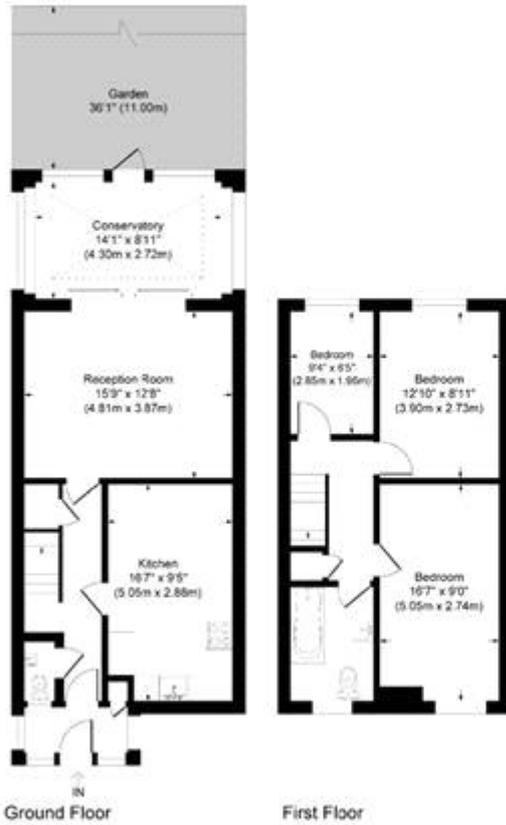
The first floor comprises master bedroom with built-in wardrobes, second double bedroom, single bedroom and modern family bathroom.

Byron Avenue is ideally located being within easy reach of Elstree & Borehamwood station, local amenities and places of worship.

Tenure: Freehold



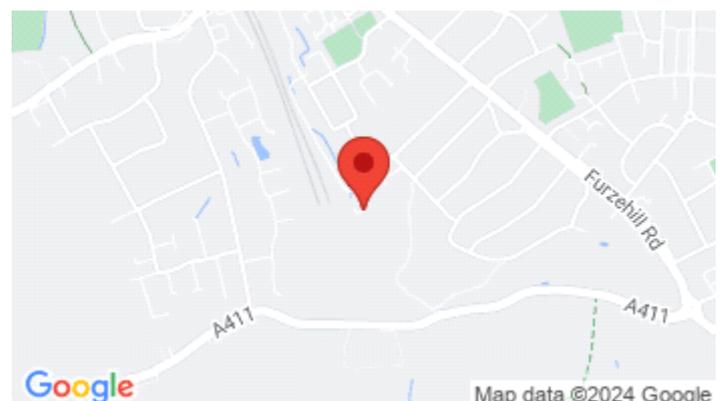
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## Byron Avenue

Approximate Gross Internal Area  
 Ground Floor = 59.4 sq m / 640 sq ft  
 First Floor = 43.6 sq m / 470 sq ft  
 Total = 103.0 sq m / 1110 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.