



Theobald Street

Borehamwood, WD6

Guide Price of £449,950

- 5 Bedrooms
- 2 Bathrooms
- Fitted Kitchen/Breakfast Room
- Living Room
- Conservatory/Dining Room
- Guest Cloakroom
- Loft Extension
- Attractive Rear Garden



T: 01923 537 111



A rare opportunity to purchase a well presented five bedroom house with accommodation spread over three floors and set behind trees, shrubs and a grassed area off Theobald Street. This great family home is situated within walking distance of the station, local shops, and places of worship with open fields and countryside close by. The accommodation comprises an entrance porch leading to a living room, modern fitted kitchen/breakfast room, conservatory/dining room and guest cloakroom to the ground floor. On the first floor are two double bedrooms, a single bedroom and a family bathroom. The current owners have also extended into the loft in the last two years adding two further bedrooms and a shower room. Externally the property has a low maintenance front garden with slate shingling, decorative flowerbed borders and Laurel hedging. To the rear is a private garden with a paved patio leading to an area of lawn, decked sun-terrace and side access. An early appointment to view this spacious and competitively priced house comes highly recommended.

GROUND FLOOR

PORCH ENTRANCE HALL

LIVING ROOM
13' 7" x 12' (4.14m x 3.66m)

KITCHEN/BREAKFAST ROOM
15' 4" x 7' 10" (4.67m x 2.39m)

CONSERVATORY/DINING ROOM
10' 2" x 7' 9" (3.1m x 2.36m)

GUEST CLOAKROOM
7' 1" x 3' 3" (2.16m x 0.99m)

FIRST FLOOR LANDING

BEDROOM ONE
11' 7" x 10' 8" (3.53m x 3.25m)

BEDROOM TWO
10' 1" x 9' 4" (3.07m x 2.84m)

BEDROOM FIVE
7' 10" x 5' 8" (2.39m x 1.73m)

FAMILY BATHROOM
6' 7" x 5' 7" (2.01m x 1.7m)

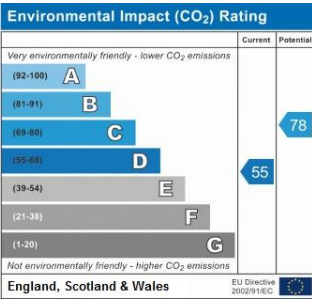
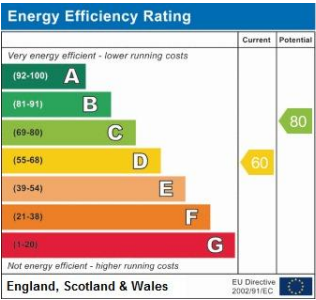
SECOND FLOOR LANDING

SHOWER ROOM
BEDROOM THREE
13' 5" x 7' 6" (4.09m x 2.29m)
BEDROOM FOUR
10' 9" x 6' 11" (3.28m x 2.11m)

EXTERIOR

FRONTAGE
Slate shingled area bordered by flowerbeds and Laurel hedging to the front.

REAR
Paved patio leading to area of lawn bordered by well stocked flowerbeds, decked sun terrace to the rear, covered side access to front of property.



COUNCIL TAX BAND

Tax band D

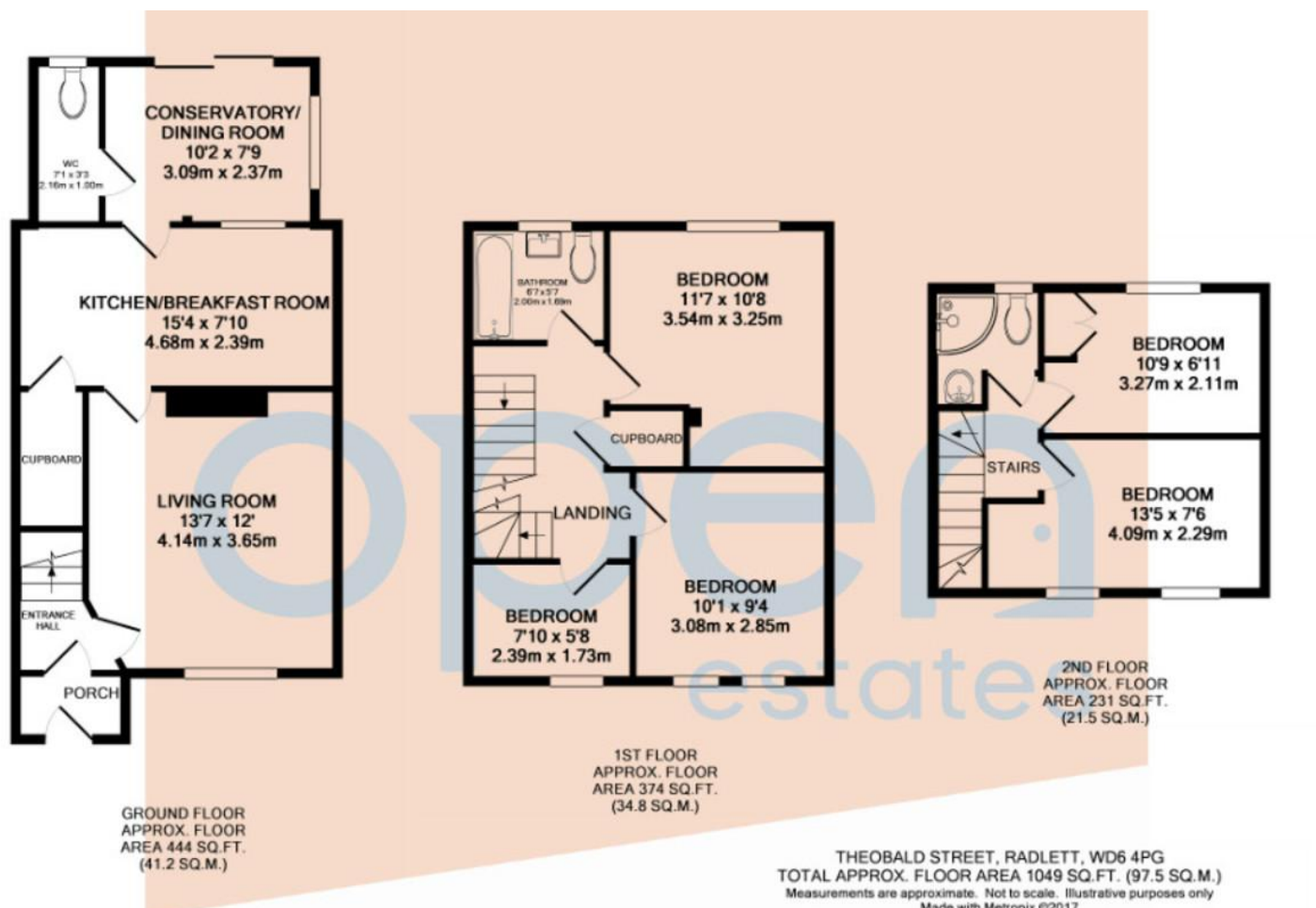
TENURE

Freehold

LOCAL AUTHORITY

Hertsmere Borough Council





OFFICE

54 Watling Street
Radlett
Hertfordshire
WD7 7NN

T: 01923 537 111

E: info@openestates.co.uk

W: www.openestates.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.