



It's the **extras** we offer
that make the difference

Lullington Garth
Borehamwood
Hertfordshire
WD6 2HF



A unique opportunity for you to own your own dream home located in one of Borehamwood's most sought after residential areas. This semi-detached family home has been fully refurbished and extended to a very high specification. Spacious with three reception rooms, five bedrooms, landscaped sunny aspect garden and block paved driveway - this is a highly desirable property.

The property is also ideally situated for the area's best primary schools and Yavneh College (Jewish secondary school).

Price Guide: Offer in the region of £499,950

Entrance Hall:

Oak wood flooring, understairs storage cupboard housing electric, gas meters and new electrical consumer unit. Smoke alarm. Radiator. Alarm Panel. Power point. Ceiling light point. Stairs to first floor.

Cloakroom:

Tiled floor with underfloor heating. Low level wc and pedestal basin.

Living Room:

13'1 max x 10'10 (4m x 3.3m)

Front aspect double glazed bay window. Oak wood flooring. Featured cast iron fireplace with solid granite hearth. Telephone and cable points.

**Dining Room:**

11'6 x 9'1 (3.5m x 2.75m)

Oak wood flooring. Door leading to the kitchen. French doors to the garden and door leading to :

**Family Room:**

11'6 x 15'9 (3.5m x 4.8m)

Front aspect double glazed bay window. Oak wood flooring.

**Kitchen:**

17'8 max x 11'2 (5.4m x 3.4m)

Designer kitchen with range of fitted wall and base units. Black granite worktop with upstands. One and a half stainless steel sink with mixer tap. Single oven and microwave with a 6 ring 'Bosch' gas burner hob. Black granite splashback and 'Bosch' chimney stainless steel extractor hood. Space for dishwasher. Included integrated fridge/freezer. Ceramic tiled flooring with underfloor heating. Patio doors leading to outside decking:

**Utility:**

Utility area leading into the kitchen with washer/dryer. Black granite worktop with stainless steel sink with chrome mixer tap. Wall mounted brand new 'combi' boiler.

Landing:

Split level landing. Ceiling light point, smoke alarm. Fitted carpet and access to loft area.

Bedroom 1:

13'1 x 7'11 (4m x 2.4m)

Rear aspect, ceiling light point, radiator, power points.. Door leading to :

Ensuite 1:

Enclosed shower unit, designer square wash basin, chrome mono tap, low level wc. Travertine marble tiled walls and floor. Heated chrome towel radiator.

**Bedroom 2:**

10'10 x 12'10 incl bay (3.3m x 3.9m)

Front aspect with double glazed bay windows. Carpeted, ceiling light point and power points.

**Bedroom 3:**

10'8 x 9'10 (3.25m x 3m)

Front aspect with double glazed bay windows. Carpeted, ceiling light point and power points.

Bedroom 4:

11'2 x 11'2 (3.4m x 3.4m)

Rear aspect with double glazed window. Carpeted, ceiling light point and power points.

Bedroom 5:

7'7 x 5'7 (2.3m x 1.7m)

Front aspect with double glazed window. Carpeted, ceiling light point and power points.

Bathroom:

Family bathroom with rear aspect. Panel enclosed bath with 6 jet whirlpool system. Chrome mixer taps. Pedestal wash hand basin. Low level flush WC. Travertine marble tiled walls and floor. Heated chrome towel radiator. Quadrant shower enclosure with chrome sliding doors and high quality designer chrome shower.

**Garden:**

Approximately 110ft. Impressive decked area leading to landscaped garden with separate shingled and lawn areas. Wooden flower bed features, and beds to side and rear. Wooden fencing to one side and hedge to the other. Wall mounted floodlight. Outside water tap.



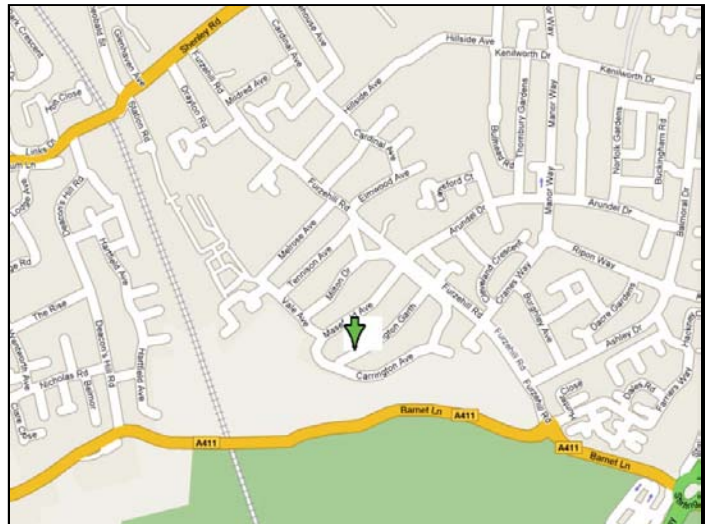
Front:
Newly landscaped front driveway with block paved 2 car parking spaces. Lawn area with featured centre flower bed and beds to side. Wooden gates to front and side of house. Block paving continuing to front and side of house. Twin external lanterns over front door and one to the side of the house.



GROUND FLOOR



1ST FLOOR



Right Property Limited

39-41 High Street
Walthamstow
London E17 7AD

Tel: 0844 586 2000

Fax: 0844 587 0500

Email: info@rightpropertyuk.com

www.rightpropertyuk.com

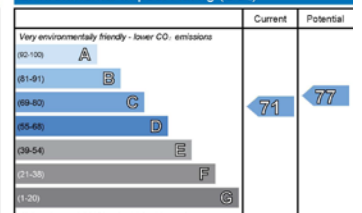
Energy Efficiency Rating



England & Wales

EU Directive
2002/91/EC

Environmental Impact Rating (CO₂)



England & Wales

EU Directive
2002/91/EC