



Castles

ELMWOOD AVENUE  
Borehamwood, WD6 1SZ



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**£700,000**  
(Freehold)

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An extended end of terrace house, offering three bedrooms and a range of desirable features.



The ground floor comprises a welcoming entrance hall with built in storage, a downstairs WC, a lounge open plan to a dining room, a stylish contemporary kitchen and a conservatory style utility room to the side of property. Bi-folding doors lead you from the dining room into the rear garden.

The well equipped kitchen includes a central island unit with quartz worksurfaces, a built in double oven, integrated induction hob with gas ring, extractor and space for a side by side fridge/freezer and dishwasher.

Stairs lead you from the hallway to the first floor where there are three generous bedrooms and a shower room with a walk-in shower cubicle. A second staircase leads you from the landing to a useful loft room providing office space.

The beautifully landscaped garden benefits from a paved patio, a well tended lawn and a luxury garden studio at the foot of the garden with a hot tub adjacent. The garden studio provides the perfect entertaining space and has a sauna room with shower facility. The front driveway offers off street parking for one car. Additionally, the property has recently had the roof replaced.

Situated in a desired location, this property is conveniently located for the town centre, mainline station and excellent schools including Yavneh College.

## Specifications

- Extended end of terrace home
- Three bedrooms
- Two reception rooms
- Fitted kitchen
- Utility room
- Downstairs WC
- Shower room
- Loft room
- Luxury garden studio + hot tub
- Sought after location





Enjoy the tranquillity of the well-kept garden, ideal for relaxing or entertaining guests.



#### **A little about the corner of the world we call home...**

Borehamwood is a lively town in Hertfordshire, located just 12 miles northwest of Central London. Known for its rich history in film and television, it's home to Elstree Studios, where iconic shows and movies have been filmed. Borehamwood offers a blend of suburban comfort with easy access to the excitement of the capital. There are plenty of local amenities, from bustling shopping areas to parks like Aberford Park, perfect for families and those looking to enjoy some outdoor space. The town also boasts a selection of restaurants, cafés, and leisure activities, such as the Reel Cinema and the Venue Leisure Centre.

Commuting from Borehamwood to London is simple and convenient. Elstree & Borehamwood station is on the Thameslink line, offering direct trains to St Pancras International in around 20 minutes, making it ideal for professionals working in the city. With frequent train services, it's easy to reach major London hubs, as well as other destinations along the Thameslink route. Its close proximity to the M25 and A1 also makes Borehamwood well-connected for drivers. This combination of excellent transport links and a thriving community makes it a popular choice for those looking for the best of both worlds – suburban peace with quick access to London.



**Please Note:**

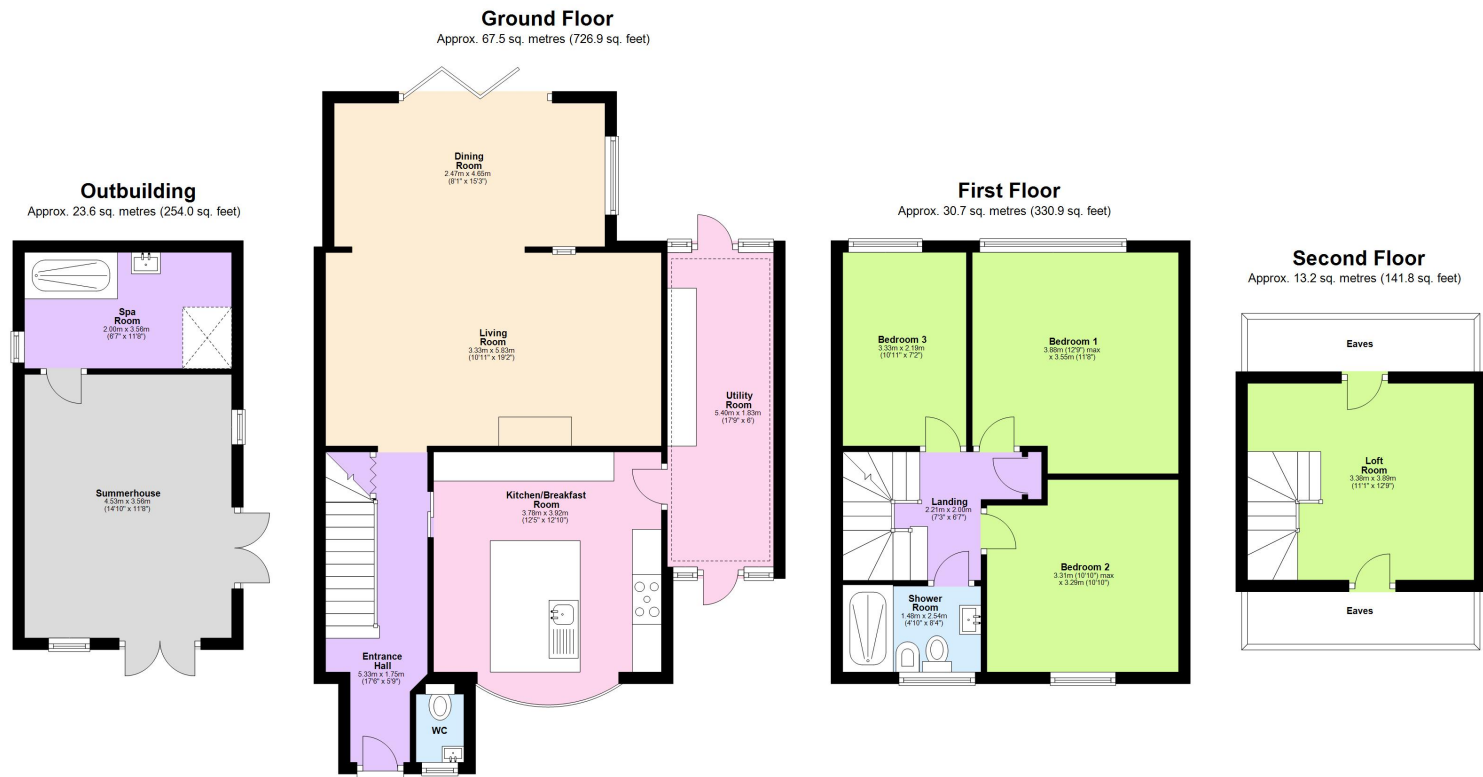
We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate and photographs provided are for guidance only.

**Tenure: Freehold**

**Council Tax Band: D**

**EPC Rating: C**



Total area: approx. 135.0 sq. metres (1453.6 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.  
Plan produced using PlanUp.

**Berkhamsted**

01442 865252

**Borehamwood**

020 8953 2112

**Boxmoor**

01442 233345

**Bushey**

020 8950 2551

**Eaton Bray**

01525 220605

**Hertford**

01992 501511

**Kings Langley**

01923 936900

**Radlett**

01923 537111



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