



Castles

THEOBALD STREET
Borehamwood, WD6 4SU

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O.I.E.O
£1,000,000
(Freehold)

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An exceptional four bedroom family residence on the prestigious Theobald Street in Borehamwood.



Approached via a block paved driveway providing parking for several vehicles, this beautifully extended property offers over 1,780 sq. ft of refined living space, finished to an impeccable standard throughout sets the tone for the sophistication within.

A bespoke high class security front door opens to a spacious hallway leading to an elegant formal living room, where bespoke feature walls, ambient lighting, and a sleek media wall installation create a space as inviting as it is impressive. Flowing seamlessly from the lounge is a bright, curved conservatory/playroom with a solid roof which in turn leads you into a stylish dining area — the perfect setting for entertaining or relaxed family living.

At the rear, the show-stopping kitchen/breakfast room is a true centrepiece, featuring a central island, quartz worktops and splashbacks, and direct access to the garden. A versatile ground floor bedroom or home office, complete with a private en-suite, adds further flexibility, while a luxury guest WC including a feature marble wash hand basin complete the ground floor.

Upstairs, four well-appointed bedrooms offer space and comfort for the whole family. The principal bedroom is particularly generous, and all are served by a beautifully finished family bathroom.

Externally, the rear garden provides the perfect outdoor entertaining space with a porcelain paved patio and artificial grass.

Perfectly positioned for the houses or worship and within walking distance of the town centre and mainline station, this is a fantastic opportunity to acquire a turn-key home in one of Borehamwood's most desirable locations. Offering space, style, and substance in equal measure, this is a home designed to impress and built to last.

Specifications

- Extended semi detached house
- 4/5 bedrooms
- Three reception rooms
- Study/5th bedroom with en-suite
- Family bathroom
- Guest cloakroom
- Smart rear garden
- Ample off street parking
- Beautifully presented
- Sought after location



The private rear garden offers a peaceful outdoor retreat, perfect for relaxing, entertaining, or family enjoyment throughout the seasons.



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.

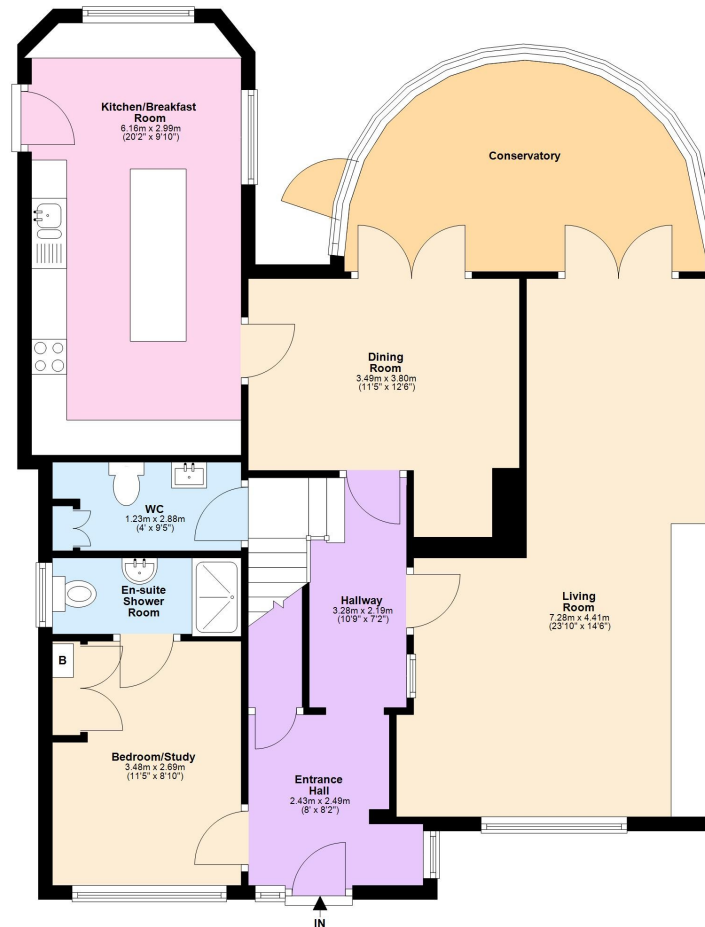
Tenure: Freehold

Council Tax Band: F

EPC Rating: D

Ground Floor

Approx. 100.1 sq. metres (1076.9 sq. feet)



First Floor

Approx. 65.8 sq. metres (708.6 sq. feet)



Total area: approx. 165.9 sq. metres (1785.6 sq. feet)

Berkhamsted

01442 865252

Eaton Bray

01525 220605

Borehamwood

020 8953 2112

Hertford

01992 501511

Boxmoor

01442 233345

Kings Langley

01923 936900

Bushey

020 8950 2551

Radlett

01923 537111



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