



Castles

STANBOROUGH AVENUE  
Borehamwood, WD6 5LX

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**£575,000**  
(Freehold)

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An extended semi-detached house situated on a popular road in Borehamwood.



This beautifully presented family home has been meticulously cared for by its owners, offering a bright, airy, and inviting atmosphere throughout.

The property features a stylishly designed front porch, complete with a convenient guest cloakroom, leading into a welcoming entrance hall.

A standout feature of the home is the spacious extended living room, which boasts large patio doors that open onto a delightful rear garden, perfect for entertaining or simply relaxing. Additionally, there is a versatile second reception room, currently utilized as an extra bedroom, providing flexible living space. The heart of the home is the modern, fully equipped kitchen, offering both functionality and style.

Upstairs, you'll find three generously sized bedrooms, complemented by a contemporary family bathroom and a separate W.C. Externally, the property offers a beautifully maintained rear garden, complete with a tranquil water feature and a stunning Koi Carp pond, creating a peaceful retreat. A timber workshop with power and lighting provides ample space for hobbies or storage, while two additional storage sheds offer further convenience.

To the front, a large block-paved driveway provides off-street parking for up to three cars, enhancing the home's appeal.

Perfectly positioned for access to excellent local schools, the vibrant town centre with its selection of shops, cafes, and restaurants, and a mainline station with direct services to Central London, this home offers the ideal balance of comfort, convenience, and modern living.

## Specifications

- Well Presented
- Extended to front and rear
- Re-fitted Kitchen
- Downstairs W/C
- 3 Car Driveway
- Well-sized rear garden
- Garden Workshop
- Gas Central Heating



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.

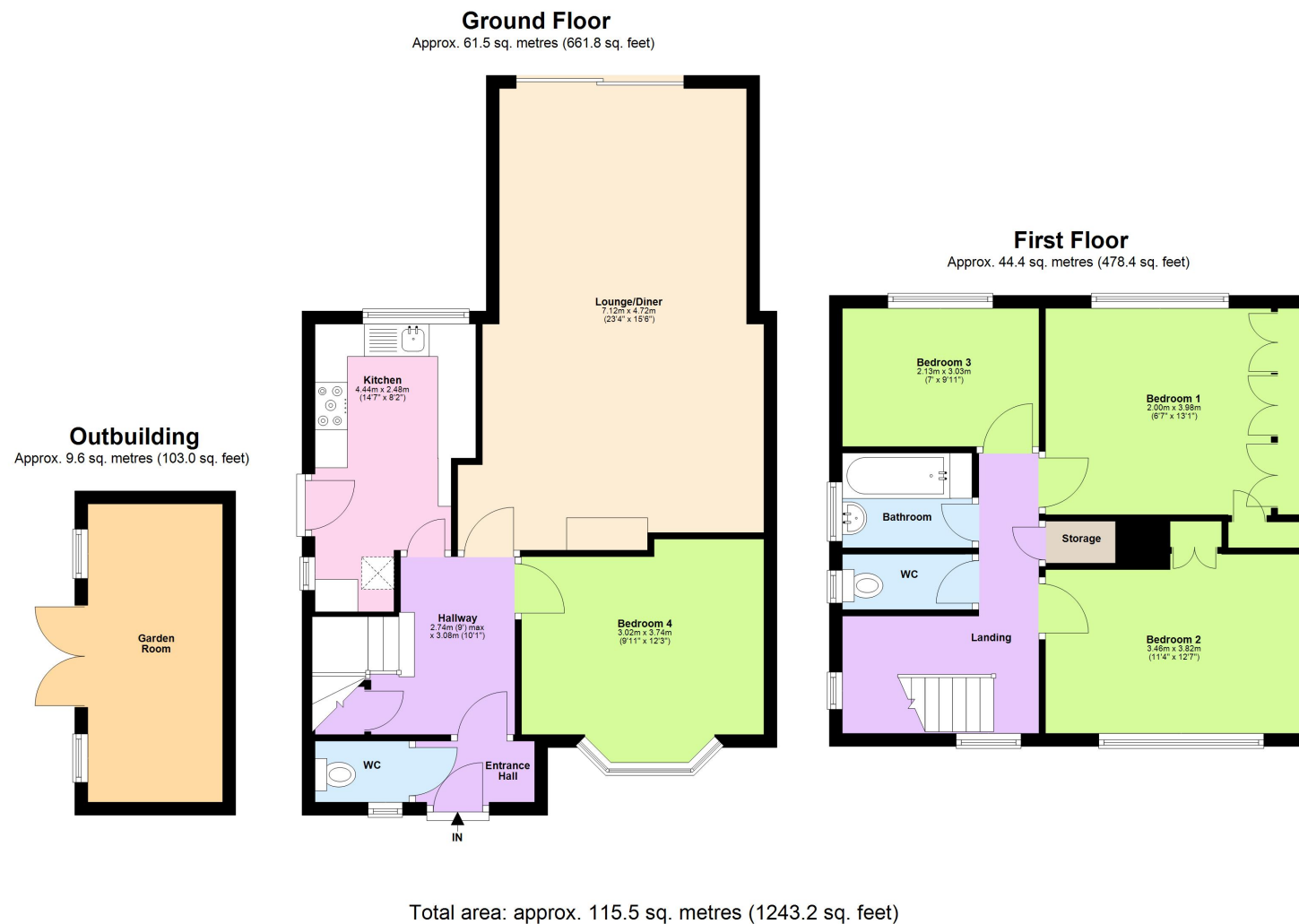
Commuting from Borehamwood to London is simple and convenient. Elstree & Borehamwood station is on the Thameslink line, offering direct trains to St Pancras International in around 20 minutes, making it ideal for professionals working in the city. With frequent train services, it's easy to reach major 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



**Berkhamsted**  
01442 865252

**Eaton Bray**  
01525 220605

**Borehamwood**  
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**Hertford**  
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