

**Attention First Time  
Buyers/Investors**  
Aycliffe Road  
Borehamwood WD6  
4AU **£290,000**  
**Freehold**

**haart**  
BOREHAMWOOD

020 8953 1212

Available 8am - 10pm every day

[haart.co.uk](http://haart.co.uk)



Ref: HRT001007670

This one bedroom house is the perfect buy, So if you are a first time buyer, or someone looking to downsize or an investor looking to add to your portfolio. Then this freehold house will take some beating. Located in Borehamwood with allocated parking an

- Semi Detached
- One Bedroom
- Lounge/Diner
- Loft Storage
- Private Garden
- Allocated Parking
- A Short Walk To Amenities



**Lounge/Diner 8'9" x 14'0" (2.67m x 4.27m)**  
Side aspect, single glazed window, fitted carpet and radiator with space for table and chairs.

**Kitchen 6'8" x 7'2" (2.04m x 2.19m)**  
Front aspect single glazed window, rang of wall and floor units, boiler, space for cooker, washing

machine and fridge/freezer and tiled floor.

### **First Floor Landing**

Fitted carpet, loft access via pull down ladder and doors to:

**Bedroom 12'2" x 8'6" (3.73m x 2.61m)**



Double aspect side and front single glazed windows, fitted carpet, radiator and built in wardrobes.

**Bathroom 7'3" x 6'8" (2.21m x 2.04m)**

Three piece bathroom suite, WC, Sink and Bath. Side aspect single Obscured glazed window., airing cupboard., fully tiled walls, radiator. and fitted carpet.

**Garden**

Lawn area

**Parking**

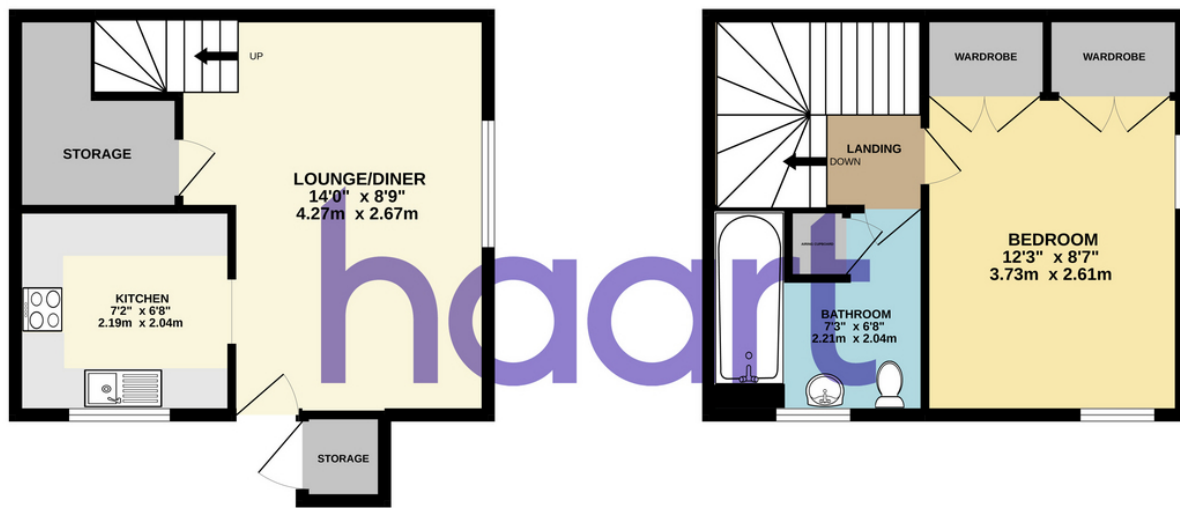
Allocated parking bay to rear with additional road parking in bays.

**Agents Note**

Council Tax Band: C - Â£1,765.31

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 452sq.ft. (42.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2022

haart is a trading style of Spicerhaart Limited (Registered No. 3094936). Registered Office: Colwyn House, Sheepen Place, Colchester, Essex CO3 3LD.

haart is the seller's agent for the sale and marketing of the property described on these property particulars and your conveyancer is legally responsible for ensuring that the purchase agreement fully protects your position as a purchaser. haart makes detailed enquiries of the seller to ensure that the information provided is as accurate as possible. However, if you become aware that any of the information provided to you is inaccurate please inform your haart representative as soon as possible so we can make the necessary correction. The services at the property have not been tested.

HRT\_001010\_005806

