

**Spectacular And
Spacious. Thirsk Road
Borehamwood WD6
5BD £325,000
Leasehold**

haart
BOREHAMWOOD

020 8953 1212

Available 8am - 10pm every day

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Ref: HRT001007839

Be the envy of others as this three bedroom flat really ticks all the boxes and is ready to be moved into. Located on the second floor you will also benefit a balcony with stunning views and a place to enjoy your morning coffee or those summer evenings e

- **Stunning Views**
- **Three Bedrooms**
- **Top Floor Flat**
- **Spacious Reception/Diner**
- **Modern Kitchen & Bathroom**
- **Balcony**
- **Easy Access To M25 And A1**
- **Communal Gardens**



Communal Entrance

Communal entrance, phone entry security system, access to stairs.

Entrance Hall

Spacious entrance, laminate flooring, storage cupboard, radiator, access to rooms.

Lounge/Diner 11'10" x 12'11" (3.63m x 3.96m)

Stunning Views, Generous living room, laminate flooring, radiator, double glazed windows, space for dining table and chairs, access to balcony through double glazed patio door.



Kitchen 9'8" x 8'9" (2.95m x 2.68m)

Range of base and wall units, laminate work surface, tiled floors and tiled splashback, space for dishwasher, fridge/freezer and washing machine, oven and gas hob, extractor fan, double glazed window, stainless steel sink with mixer tap and radiators.

Master Bedroom 11'10" x 9'11" (3.63m x 3.03m)

Double bedroom, fitted carpet, space for wardrobes, radiator, double glazed window with stunning views.

Bedroom Two 12'10" x 8'11" (3.93m x 2.72m)

Double bedroom, fitted carpet, built in wardrobe and space for more, radiator, double glazed windows.

Bedroom Three/Home Office 9'6" x 8'4" (2.91m x 2.5)

Laminate flooring, fitted shelves, radiator, double glazed windows

Family Bathroom 7'8" x 6'3" (2.34m x 1.93m)

Three piece suite consisting of bath with shower

hose and glass shower door over, WC, sink, fully tiled, heated towel rail and double glazed privacy windows.

Balcony

Stunning Views, access via lounge/diner. space for table and chairs.

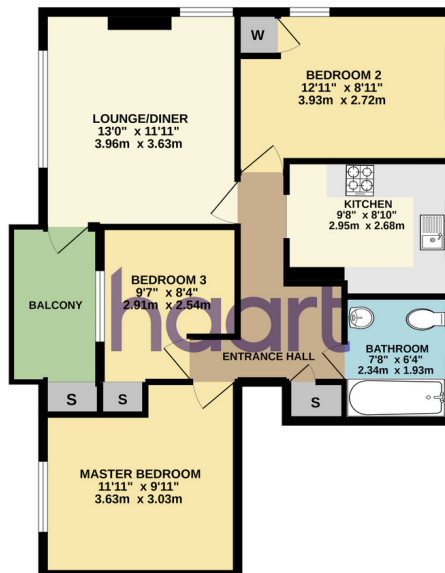
Communal Garden

Communal gardens to front and rear.

Parking

On road parking only.

SECOND FLOOR
732 sq.ft. (68.0 sq.m.) approx.



TOTAL FLOOR AREA: 732 sq. ft. (68.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan depicted 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 here on have not been tested and no guarantee as to their operability or efficiency can be given.
Haart - the energy experts

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F	4	7
(1 to 20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO₂) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F	73	81
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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