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London Properties



Knebworth Path, Borehamwood, Hertfordshire

London Properties are pleased to offer to the market this 2-bedroom Mid-terrace family home located on the south side of Borehamwood, this property offers the tranquility of a quiet cul-de-sac while still providing easy access to local amenities. On-street parking, convenience is at your doorstep. Enjoy the ideal blend of comfort, functionality, and serenity in this charming Borehamwood residence. The property benefits from good sized reception, kitchen/diner, bathroom suite, front & rear gardens. The property benefits from no upper chain & internal viewings are highly recommended through London Properties by appointment only

£429,950 Freehold



Harrow Weald Branch Tel: 020 8861 4615

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www.london-properties.co.uk

Proprietor: Mukesh B. Mehta

ADDITIONAL PHOTOGRAPHS



PIC 1



PIC 2



PIC 3



PIC 4



PIC 5

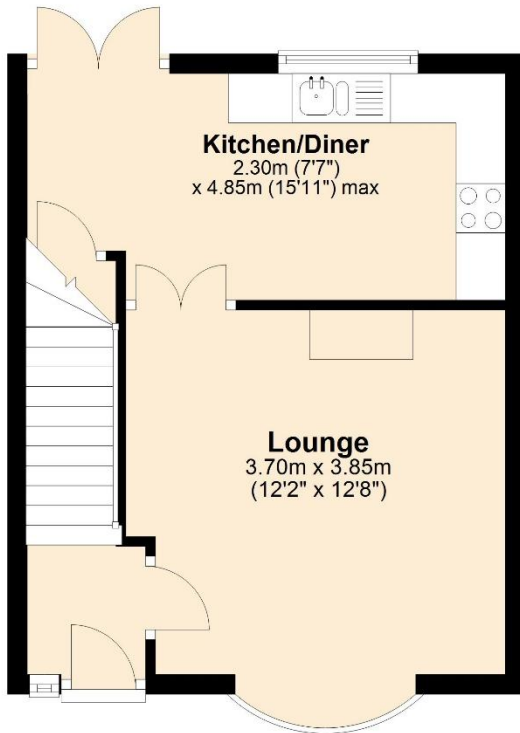


PIC 6

London Properties on behalf of themselves and for the vendors of these properties whose agents they are, give notice that: (1) These particulars do not constitute a contract or an offer. (2) All statements made in these particulars relating to these properties are made without responsibility on the part of London Properties or the vendor. (3) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of these particulars. (4) London Properties or any person in their employment has no authority to make or give any warranty or representation what so ever in relation to these properties. (5) The above measurements were taken by a sonic measuring device and cannot be guaranteed to be 100% accurate.

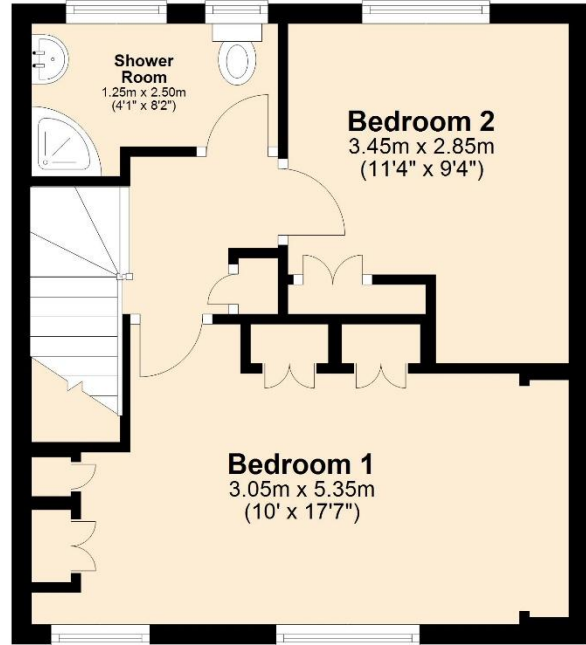
Ground Floor

Approx. 29.9 sq. metres (321.3 sq. feet)



First Floor

Approx. 33.4 sq. metres (359.4 sq. feet)



Total area: approx. 63.2 sq. metres (680.8 sq. feet)

Knebworth Path, Borehamwood, Hertfordshire, WD6 2QW

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ACCOMMODATION COMPRISES:

	Entrance through double glazed front door opening to.
ENTRANCE HALL:	Radiator & fitted carpet
RECEPTION ROOM:	12' 2" (3m 71cm) x 12' 8" (3m 86cm). Front aspect double glazed window, radiator, power points, gas fire place, & fitted carpet.
KITCHEN:	7' 7" (2m 31cm) x 15' 11" (4m 85cm). Rear aspect double glazed window, wall and base level units, gas hob & oven, extractor fan, space for fridge/freezer, plumbed for washing machine, power points, laminated wood floor and access to rear garden & understairs cupboard.
Stairs to first floor:	Fitted carpet.
Landing:	Access to loft storage & fitted carpet
BEDROOM 1:	10' 0" (3m 5cm) x 17' 7" (5m 36cm). Front aspect double glazed window x 2, power points, fitted wardrobes, radiator, built-in cupboard and fitted carpet.
BEDROOM 2:	11' 4" (3m 45cm) x 9' 4" (2m 84cm). Rear aspect double glazed window, radiator, power points & fitted carpet.
BATHROOM:	Rear aspect double glazed frosted window x 2, built-in shower cubicle, vanity unit, low level WC, radiator, fully tiled walls and tiled flooring
Exterior:	
REAR GARDEN:	Approximately 65ft: patio area, laid to lawn & Rear Garden shed.
FRONT GARDEN:	Laid to lawn with path leading to front door.
ENERGY PERFORMANCE CERTIFICATE:	Energy Performance Asset Rating is 56 Rating. D copy of this property's energy performance certificate is available on request
COUNCIL TAX BAND:	Council Tax Band -D

GENERAL INFORMATION:

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TENURE:	Freehold
LOCAL AUTHORITY:	Hertsmere
COUNCIL TAX:	Band - D
FIXTURES & FITTINGS:	All fixtures and fittings are expressly excluded from the sale unless specifically mentioned herein.
VIEWINGS:	Through London Properties by appointment only.
AGENTS NOTE:	London Properties have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor.
MAILING LIST:	We at the London Properties Sales Team hope to be in regular contact with you to assist in your search for a suitable property. To keep our records up to date we request that you keep us informed as to the progress of your search so as to avoid any unnecessary inconvenience. Thank you for your assistance in this matter.
DETAILS BY E-MAIL:	We can send full colour sales particulars by e-mail. If you would like to receive details via this medium, please either telephone us with your e-mail address or send an e-mail to the sales team at: info@london-properties.co.uk
FREE VALUATIONS & MARKETING ADVICE:	We at London Properties would like to assist you with the sale of your property? Just contact the sales team and we will be pleased to offer you a free valuation and market appraisal, a service that we provide with obligation. Competitive fees are available for both sole and multiple agency instructions. Please contact the sales team on: 020 8861 4615

**MORTGAGES: We can offer help and advice in arranging your mortgage.
Written quotations are available on request. Please contact this office.**

**REMEMBER: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP WITH
REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

For your FREE, No-obligation lettings or sales valuation, Please call 020 8861 4615

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