

# Stapleton Road, Borehamwood

£470,000 Freehold

3 Bedrooms | 2 Bathrooms | 1 Reception

IVY GATE™



## Summary:

**\*\* Chain Free \*\*** Ivy Gate are pleased to offer this delightful and cosy 3 bed terraced house with a beautiful rear garden and a driveway for 2 cars at the front. This charming home offers good living space with an open plan kitchen, diner and lounge. It has the benefit of an extension to the rear which is used as another reception room by the current owners and has the added advantage of a downstairs wc. The garden is really beautiful, has 2 sheds at the end, a patio as well as a spacious lawn area, perfect for holding family functions, BBQs or for children to play. To the side there is a storage room (lean to) which can be entered from a front door and a back door. Upstairs, there are 3 bedrooms and a newly fitted family bathroom with walk-in shower. You can access the loft with drop down ladder, it has plenty of storage space and is boarded. Living here you will also have the benefit of being only a short distance from open parkland and countryside walks. Locally there are thriving places of worship and some of the finest schools in Hertfordshire including Parkside Community Primary School, Woodlands Primary School and Hertswood Academy. The local shopping plaza is a 10 minute walk which has a co-op, post office, pharmacy, dry cleaner, dentist and couple of restaurants.

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In catchment of excellent schools

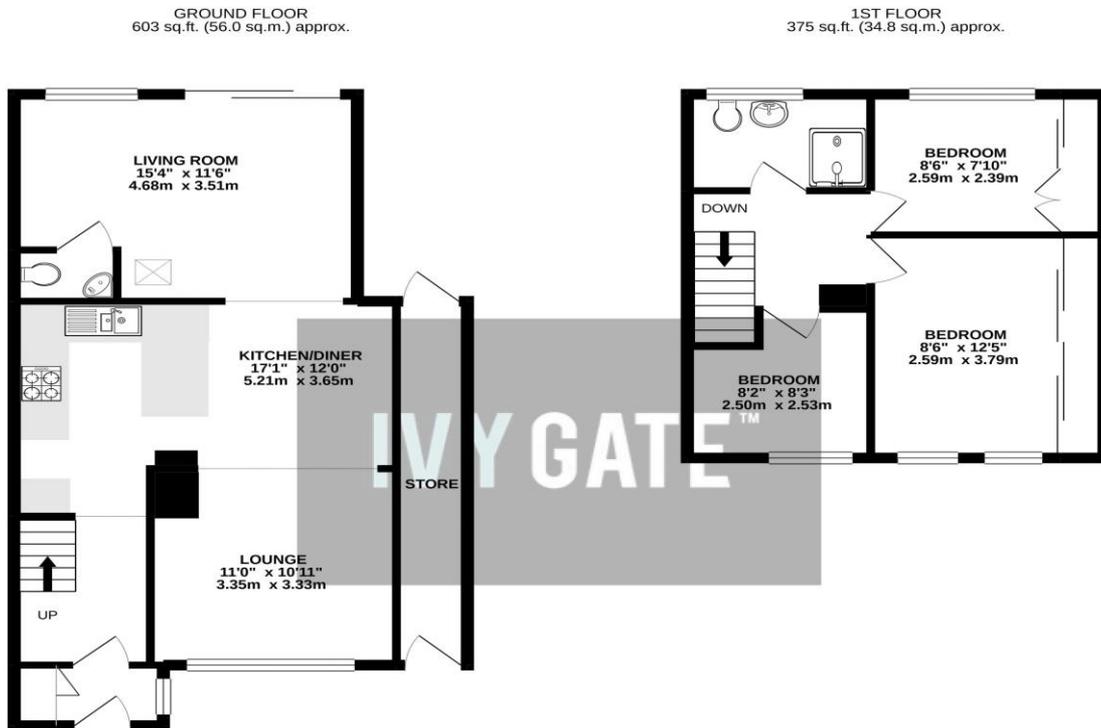
Large garden

Quiet location

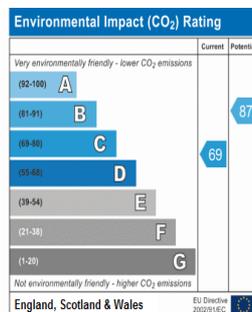
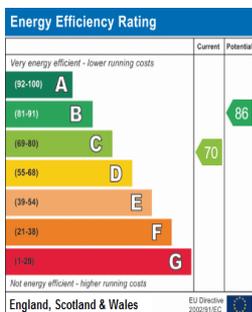
Driveway with parking for 2 cars

Downstairs cloakroom

Ample storage space



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.  
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Tenure: Freehold  
 Council Tax: D  
 Local Authority: Hertsmere Borough Council  
 EPC Rating: C

### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.