



Holmesley Road Borehamwood WD6
£750,000 freehold
Council Tax Band E



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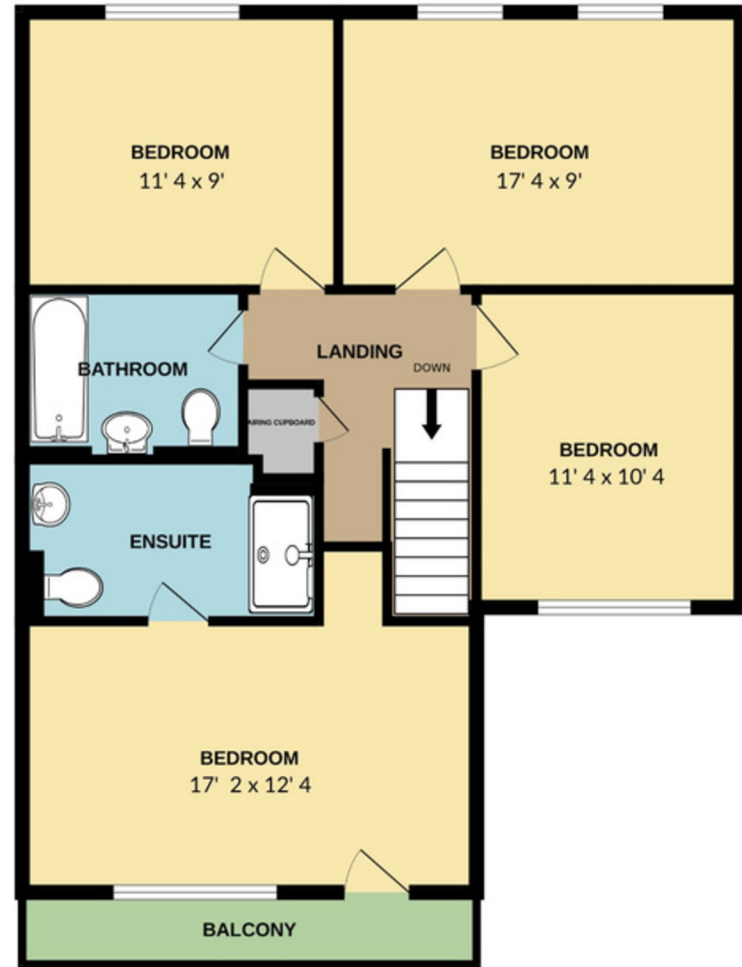
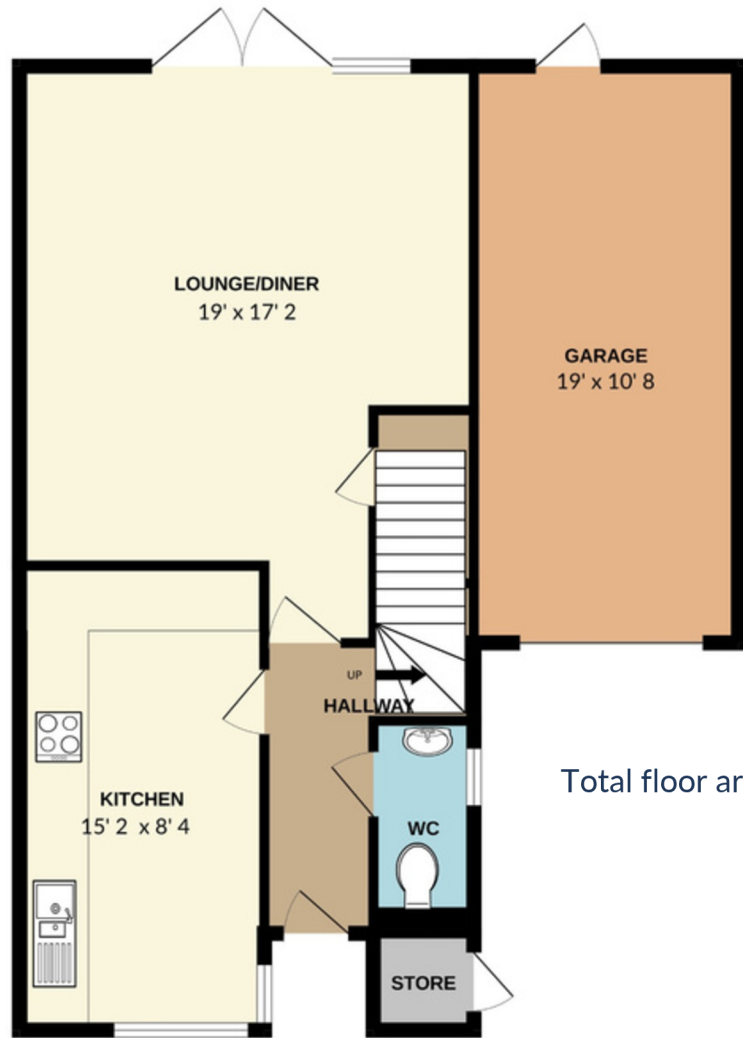




Tucked away behind Shenley Road, the development is within a short walk into Borehamwood's town center with its excellent shopping facilities, cafes, and restaurants. Elstree and Borehamwood train station is 1 mile away and has direct links into London, and there are several local leading schools within walking distance. Set to the front of the house is a well fitted kitchen breakfast room with grey gloss units, tiled splashback, integrated fridge, freezer, dishwasher, and washer dryer. There is plenty of work surface, a 4-point gas hob, double oven, extractor fan, downlights, stone work surface, Amtico flooring and space for a breakfast table or breakfast bar. There is an impressive open plan lounge diner with recently fitted recessed spotlights, double doors leading out to the patio of the elevated South facing rear garden, which is ideal for entertaining with an additional decked area and rear bedding. There is a large storage cupboard and ground floor wc. The first floor has a spacious master bedroom with a contemporary 3-piece en suite bathroom. There are 3 further double bedrooms and a 3-piece bathroom. Further benefits include an electric car charging point, air conditioning and off-street parking. There is a large loft which would lend itself well to being converted (s.t.p.p) and a separate garage with off street parking to the front and rear access.

Contemporary in design, Hertsmere Mews is a private development that has landscaped communal green areas and children's play spaces that are purposely positioned for all residents to enjoy. This encourages a positive lifestyle with community events and contributes towards the ongoing success and demand for the development.





Total floor area 1313 sq ft

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Available broadband speed 1000+ mbps

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements