



OLIVER

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Estate Agency with a personal touch!

The Champions, Borehamwood, Herts, WD6



Located within the VERY sought after 'THE CHAMPIONS' is this Three bedroom, two reception FAMILY HOME!! This property has the benefit of all of Borehamwood amenities close by whilst being also semi-rural.

- Lounge
- Playroom/Study
- Kitchen/Diner
- Guest Cloakroom
- Three Bedrooms
- Large Bathroom
- Rear Garden
- Off Street Parking

£575,000 Freehold

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Accommodation Comprises

Entrance Hall

Lounge **19'2" x 10'6" (5.84m x 3.20m)**

Playroom/Study **15'11" x 8'1" (4.85m x 2.46m)**

Guest WC

Kitchen/Diner **19'2" x 8'6" (5.84m x 2.59m)**

Stairs To First Floor

Landing

Bedroom One **11'7" x 10'5" (3.53m x 3.18m)**

Bedroom Two **10'6" x 10'0" (3.20m x 3.05m)**

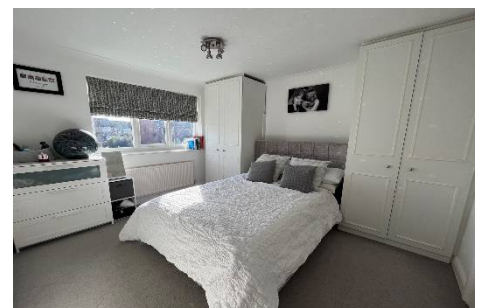
Bedroom Three **9'1" x 8'5" (2.77m x 2.57m)**

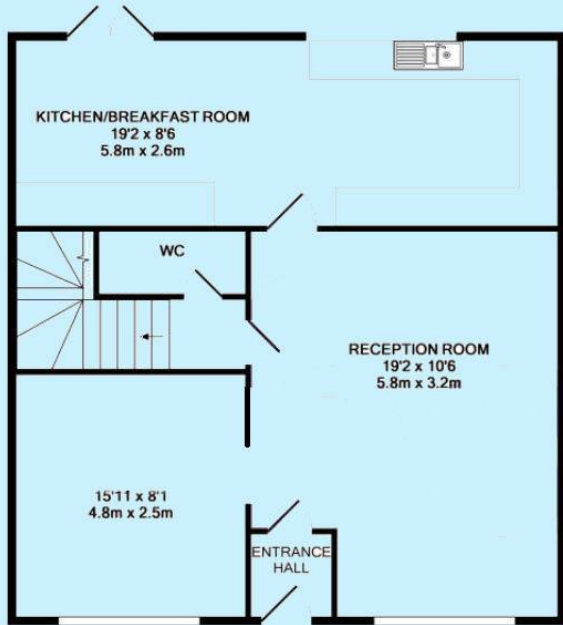
Bathroom **8'3" x 7'1" (2.51m x 2.16m)**

Exterior

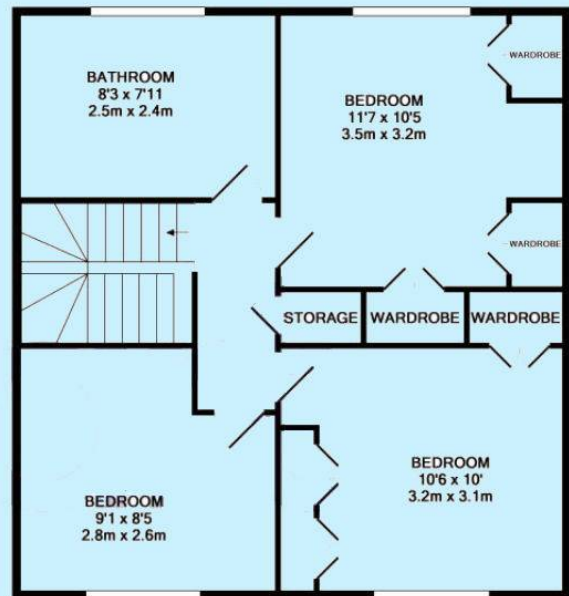
Rear Garden

Own Driveway





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS

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- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- (4) Potential buyers are advised to recheck the measurements before committing to any expense.
- (5) Oliver & Akers have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliance.
- (6) Oliver & Akers have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.