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Estate Agency with a personal touch!

The Champions, Borehamwood, Herts, WD6



Situated within a SOUGHT AFTER AREA, with easy access to ELSTREE STATION and local shops, schools and places of worship. This FAMILY HOME has VERSATILE SPACE on the ground floor and with three first floor bedrooms. Sitting on a plot with a GENEROUS FRONT GARDEN and OFF STREET PARKING, together with a SECLUDED REAR GARDEN. This home is OFFERED CHAIN FREE!

- Three Bedrooms
- Three Receptions
- Guest WC
- Large Front Garden
- Parking
- Secluded Rear Garden
- Train/ Motorway Links
- Chain Free!

£490,000 Freehold

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Accommodation Comprises

Entrance Porch

Entrance Porch - Hardwood partly glazed entrance door, laminate wood flooring, door leading to

Lounge 19'0" x 10'6" (5.79m x 3.20m)

Laminate wood flooring, sockets, TV point, telephone point, CH radiator, timber framed double glazed leaded light window to the front, door leading to kitchen, door through to inner lobby area, opening through to

Dining Room/ Family Room 15'5" x 7'4" (4.70m x 2.24m)

Laminate wood flooring, sockets, timber framed double glazed leaded light window to the front, CH radiator.

Kitchen/ Breakfast Room 18'11" x 7'9" (5.77m x 2.36m)

Range of fitted units both wall mounted and base, tiled flooring, ample work surface area, sockets, four ring hob, double oven with grill, sink unit with mixer tap, fully tiled walls, space for washing machine, space for fridge/freezer, space for dishwasher, extractor, timber framed double glazed window to the rear, timber framed French doors leading to the rear garden, CH radiator.

Inner Lobby Area

Laminate wood flooring, stairs to first floor landing, door though to

Guest WC

Low flush WC, extractor, tiled flooring, partly tiled walls, wash hand basin, CH radiator.

Stairs to First Floor

First Floor Landing

Carpeted flooring, airing cupboard housing water tank, access to loft, doors leading to

Family Bathroom

Tiled flooring, fully tiled walls, deep panel bath with mixer tap and hand held shower attachment, fully tiled and enclosed shower cubicle with temperature and power settings, low flush WC, wash hand basin with mixer tap set in vanity unit with ample storage, heated towel rail, UPVC frosted double glazed window.

Master Bedroom 11'7" x 10'6" (3.53m x 3.20m)

Carpeted flooring, sockets, CH radiator, timber framed double glazed window, three built in storage cupboards.

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

Carpeted flooring, sockets, built in storage cupboard, CH radiator, timber framed double glazed window.

Bedroom Three 9'1" x 8'6" (2.77m x 2.59m)

Carpeted flooring, sockets, CH radiator, timber framed double glazed window.

Rear Garden

Patio area, laid to lawn, timber built shed.

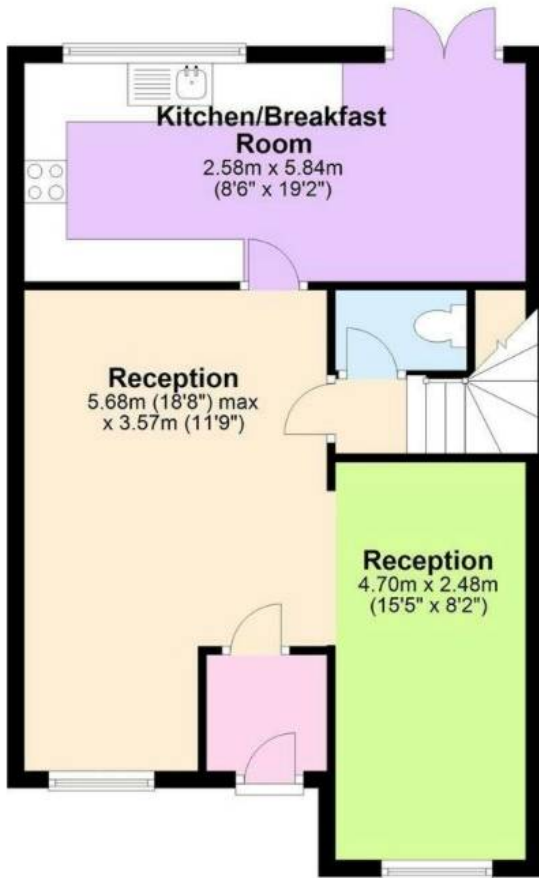
Front Garden

Laid to lawn, driveway giving parking.



Ground Floor

Approx. 53.0 sq. metres (570.1 sq. feet)



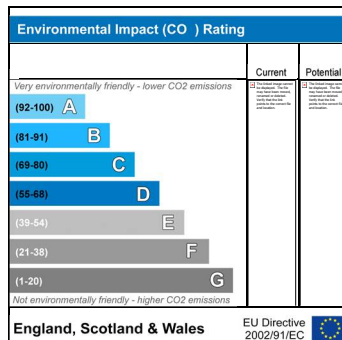
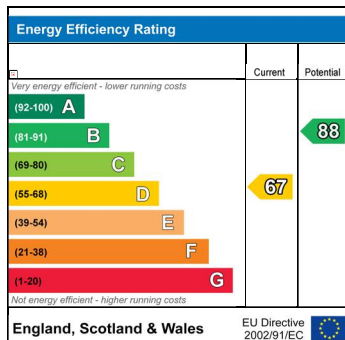
First Floor

Approx. 44.1 sq. metres (474.2 sq. feet)



Total area: approx. 97.0 sq. metres (1044.4 sq. feet)

The measurements given are approximate and are for illustration only. They should not be relied on for valuation. Plan produced using PlanUp.



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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.