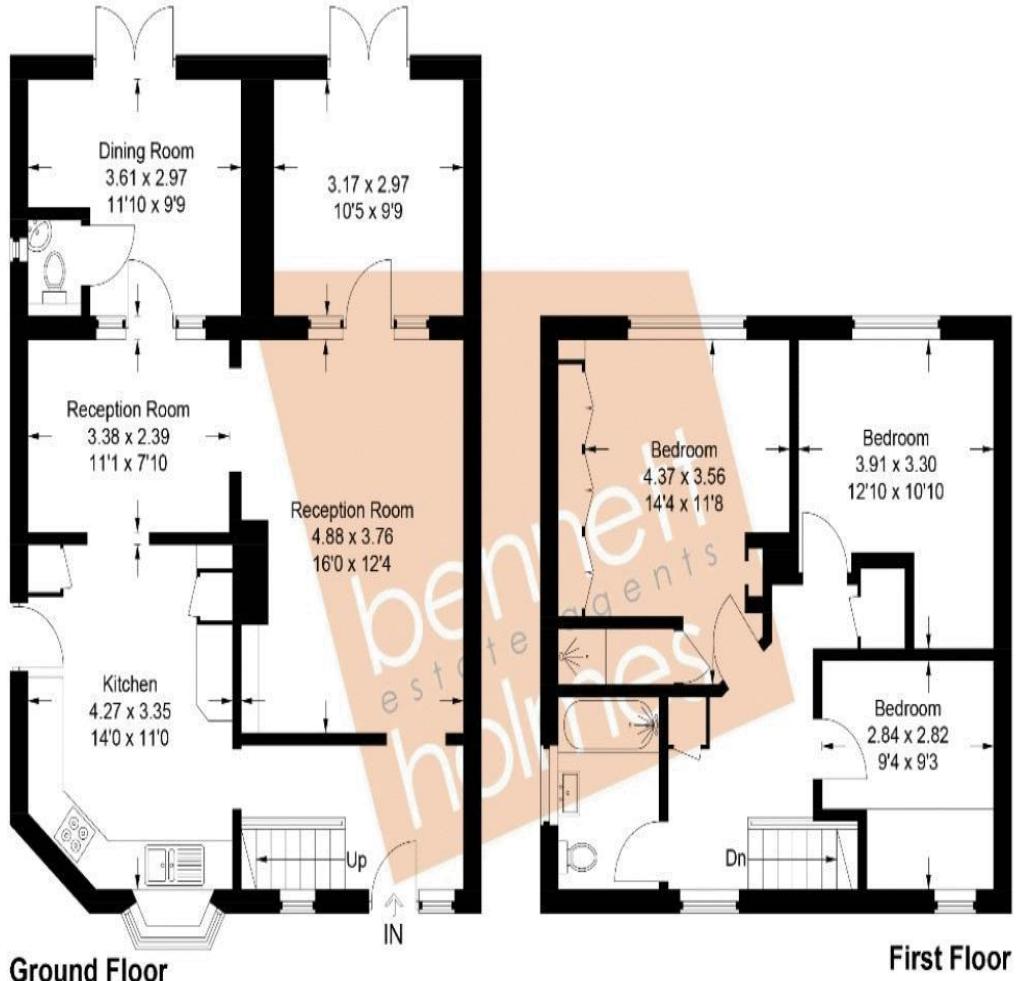


Ripon Way Borehamwood WD6 2HS

Price Guide: £625,000

Ripon Way

Approximate Gross Internal Area
Ground Floor = 74.4 sq m / 801 sq ft
First Floor = 50.3 sq m / 541 sq ft
Total = 124.7 sq m / 1,342 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Freehold
Hertsmere Council
Council Tax band E
Council Tax £2,663 per annum
EPC =D

NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222
northolt@bennetholmes.com

IMPORTANT Bennett Holmes would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Bennett Holmes are pleased to offer this extended, well presented, three bedroom semi detached family home in a highly desirable location in Borehamwood. The property is situated within close proximity to local sought after schools; Kenilworth, Saffron Green, Summerswood Primary Schools, Yavneh Collage and Hertswood Academy. Local amenities and transport facilities include local bus links, Elstree & Borehamwood National Rail station, Mill Hill Broadway Rail Station and Edgware Underground Station. The A1 and M1 are also close by. The property is in good decorative order throughout. Other benefits include a rear extension, three reception rooms, downstairs WC, double bedroom with shower room, double glazed windows, gas central heating, off street parking and no upper chain.



- THREE BEDROOMS
- SEMI DETACHED HOUSE
- EXTENDED TO THE REAR
- WELL PRESENTED THROUGHOUT
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- OFF STREET PARKING
- NO UPPER CHAIN

**Ripon Way
Borehamwood
WD6 2HS**

Price Guide: £625,000



Accommodation

The accommodation briefly comprises a front door opening to the entrance hall with doorways to the kitchen and reception room one. The kitchen is fitted with wall and base level units, a sink and drainer, an integrated 4 ring gas hob with an overhead extractor hood and integral electric oven. There is plumbing for a washing machine, dishwasher and space for a fridge/ freezer. From the kitchen there is an arch to the L shape reception room with doors to two further reception rooms. One has a door to the downstairs WC and both have double glazed patio doors to the rear garden. Stairs lead to the first floor landing with doors to three bedrooms and the family bathroom. The master bedroom has fitted wardrobes and a door to a shower room. The bathroom comprises a panel enclosed bath, wash hand basin and low level w.c. Outside the property is a rear garden which is mainly laid to lawn with a patio area measuring approx. 40ft. To the front is off street parking.

