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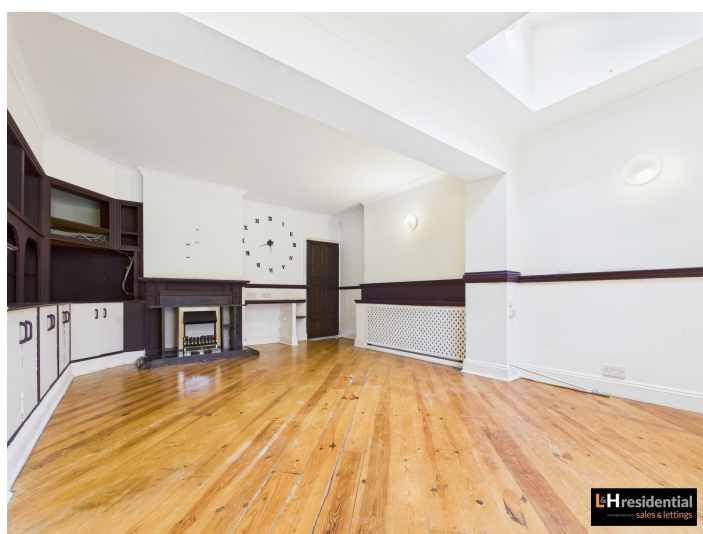
L&Hresidential
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Ayot Path, Borehamwood, WD6

£455,000

- Extended semi detached house
- Three bedrooms
- Eat in kitchen
- Two receptions
- Downstairs guest W.C.
- Off street parking to the rear
- In need of modernisation
- CHAIN FREE
- Private garden with side and rear access





L&H Residential are proud to present this extended three bedroom semi detached house presents an excellent opportunity for buyers seeking a spacious family home with scope for modernisation. The property offers a versatile layout that includes two generous reception rooms, providing ample space for both relaxation and formal entertaining. The eat-in kitchen is ideal for family meals and gatherings, while the convenience of a downstairs guest W.C. enhances the practicality of the ground floor. Upstairs, three well-proportioned bedrooms provide comfortable accommodation for families or those needing extra space for a home office or guest room. Additional features include off street parking to the rear (ensuring ease of access and security for vehicles), as well as side and rear access to the property. Being offered chain free, this home represents a straightforward purchase for those looking to move quickly. With its generous proportions and adaptable layout, this property is perfect for buyers wishing to put their own stamp on a home in a popular residential area. Early viewing is highly recommended to appreciate the full potential and flexibility this extended semi detached house has to offer.



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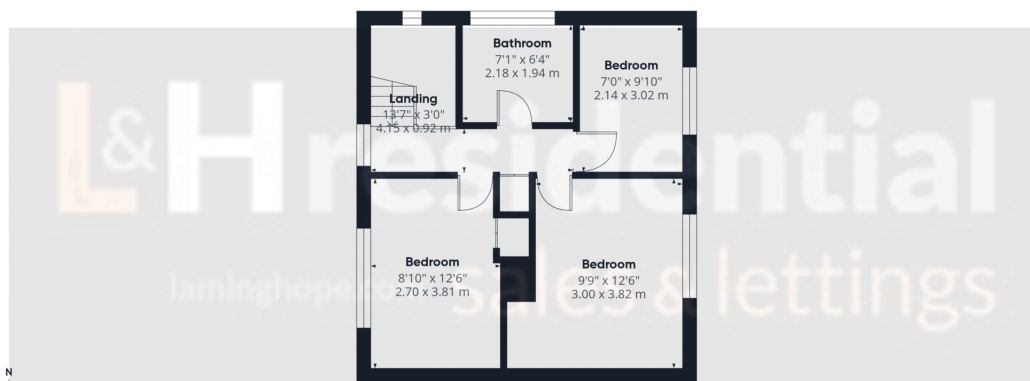
Extended three bed semi with two receptions, eat-in kitchen, guest W.C., off street parking, side and rear access. Chain free. Scope for modernisation. Ideal family home in popular

area.





Ground Floor



Floor 1

Approximate total area^m
989 ft²
92 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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