



MICHAEL YEO

ESTATE AGENTS



1 Linster Grove, Borehamwood, WD6 2EY

A rare opportunity to acquire this detached house situated along one of Borehamwoods premier cul-de-sacs and within easy access of the Town Centre and Mainline station. This substantial family home does require modernisation but offers huge scope for extension (subject to planning). The property currently offers four double bedrooms, two reception rooms, a kitchen, a utility room, a guest cloakroom, conservatory and bathroom with separate WC. With the added benefits of an integral garage, off street parking and a delightful 120' x 70' rear garden, we would strongly recommend an early internal inspection to avoid disappointment.

- **Detached house**
- **Four bedrooms**
- **Two reception rooms**
- **Conservatory**
- **Guest WC**
- **Garage**
- **Updating required**
- **Premier location**
- **Extension potential**

Guide price £800,000

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195 Shenley Road,
Borehamwood,
Herts, WD6 1AW

Entrance Porch:

Entry porch opening to hallway:

Hallway:

Stairs rising to first floor, built-in cupboards, all doors off.

Guest cloakroom:

WC, wash hand basin, frosted window.

Living room: 17'2 x 14'2 (5.23m x 4.32m)

Windows to side and front, radiator, open to:

Dining room: 11'7 x 11' (3.53m x 3.35m)

Window to side, radiator, doors to conservatory.

Conservatory: 16'3 x 11'7 (4.95m x 3.53m)

Double glazed conservatory with doors leading to the garden.

Kitchen: 12'6 x 12'2 (3.81m x 3.71m)

Matching wall and base units, 1 ½ bowl sink and drainer unit, space for range cooker, plumbing for dishwasher, floor standing boiler, window to rear and door to utility room

Utility room: 9'1 x 5'4 (2.77m x 1.63m)

Butler sink, plumbing for washing machine, windows to side, door to garden and access to the garage.

Landing:

Built-in cupboards, airing cupboard, access to loft space, window to front.

Bedroom one: 16'5 x 11'1 (5.00m x 3.38m)

Built-in cupboards, windows to front and side and radiator.

Bedroom two: 13'2 x 10'4 (4.01m x 3.15m)

Window to rear, radiator and built-in cupboard.

Bedroom three: 11'10 x 10'4 (3.61m x 3.15m)

Windows to side and rear, radiator and built-in cupboard.

Bedroom four: 11'5 x 8'8 (3.48m x 2.64m)

Window to front, radiator and built-in cupboard.

Bathroom:

Bath, wash hand basin and window to rear.

WC:

Low level WC, window to rear.

Garage: 18'10 x 9'1 (5.74m x 2.77m)

Door to rear, power and lighting.

Garden:

Approximately 120' in depth and 70' wide. Patio leading to remainder mainly laid to lawn with mature trees and borders. Space to both sides of the house, with huge potential to extend to side and rear. (subject to planning).

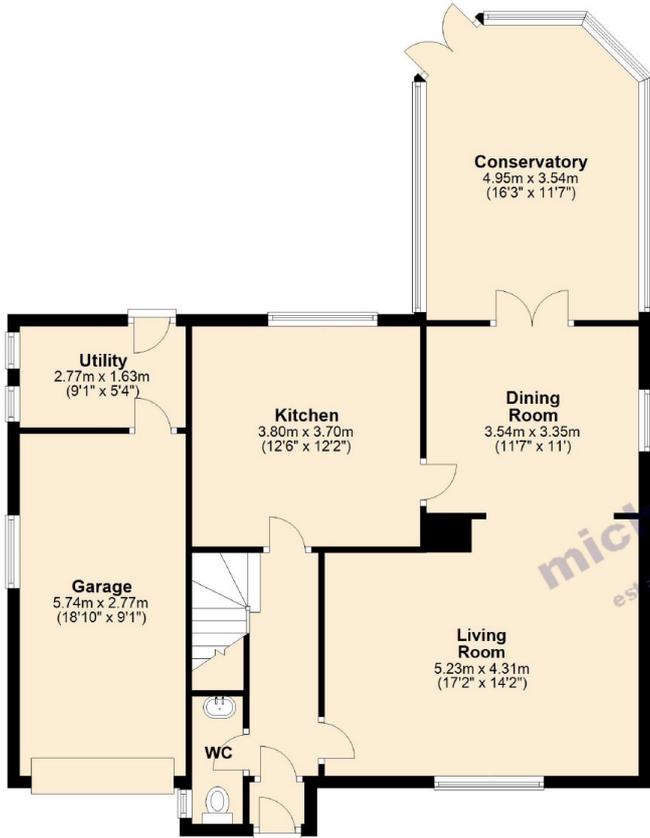
Parking:

Off street parking to the front.



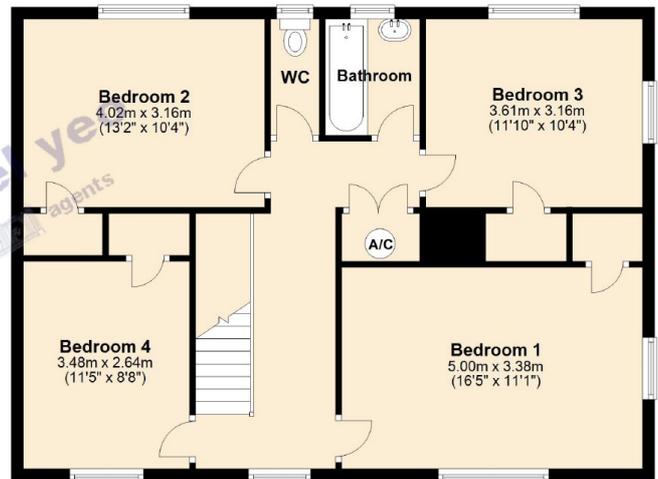
Ground Floor

Approx. 96.7 sq. metres (1041.0 sq. feet)



First Floor

Approx. 77.7 sq. metres (836.3 sq. feet)



Total area: approx. 174.4 sq. metres (1877.3 sq. feet)

For illustration purposes only - not to scale