



MICHAEL YEO

ESTATE AGENTS



36 Cardinal Avenue, Borehamwood, WD6 1ER

Michael Yeo Estate Agents are pleased to offer this greatly extended semi detached house situated on one of Borehamwoods more sought after roads and within walking distance of the Town Centre, Mainline station and the Yavneh College. This substantial home offers four bedrooms with an en-suite to the master, a spacious living/dining room, a wonderful open plan kitchen/dining/family area, guest cloakroom, three further bedrooms and a family bathroom, all of which are complemented by double glazing and gas central heating. With the added benefits of ample off street parking, two garden areas and presented in excellent decorative order, an internal inspection is highly recommended.

- **Ext. Semi detached house**
- **Four bedrooms**
- **Living/dining room**
- **Kitchen/living/dining room**
- **Guest cloakroom**
- **Ensuite facilities**
- **Ample parking**
- **Premier location**
- **Must be viewed**

£725,000

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195 Shenley Road,
Borehamwood,
Herts, WD6 1AW

Entrance porch:

Radiator, frosted window and door to:

Guest cloakroom:

Low level WC, wash hand basin, frosted window to front and plumbing for washing machine.

Hallway:

Stairs rising to 1st floor and under-stair cupboard.

Living/dining room:

Spacious reception room with windows to front and double doors to the decked garden area and two radiators.

Kitchen/dining/living:

Fitted kitchen with quartz work surface and one and half bowl sink. Integrated dishwasher, fridge/freezer and two eye level ovens. Open plan to dining area with radiator and doors to the decked garden area. Living area with cupboard, window to front and doors to the grassed garden area.

Landing:

Window to front and access to loft space.

Bedroom one:

Window to front, radiator and door to:

Ensuite shower:

Shower cubicle, WC and wash hand basin, fitted cupboards fully tiled and frosted window to rear.

Bedroom two:

Window to rear and radiator.

Bedroom three:

Window to front and radiator.

Bedroom four:

Window to front and radiator.

Bathroom:

Matching suite comprising panelled bath with power shower over, wash hand basin and WC inset to vanity unit, heated towel rail, fully tiled.

Decked Garden:

Triangular decked garden at the rear of the property extending to approximately 25'.

Grassed garden:

Triangular shaped grassed garden to the side of the house enclosed by mature hedgerow. Gated access to the front.

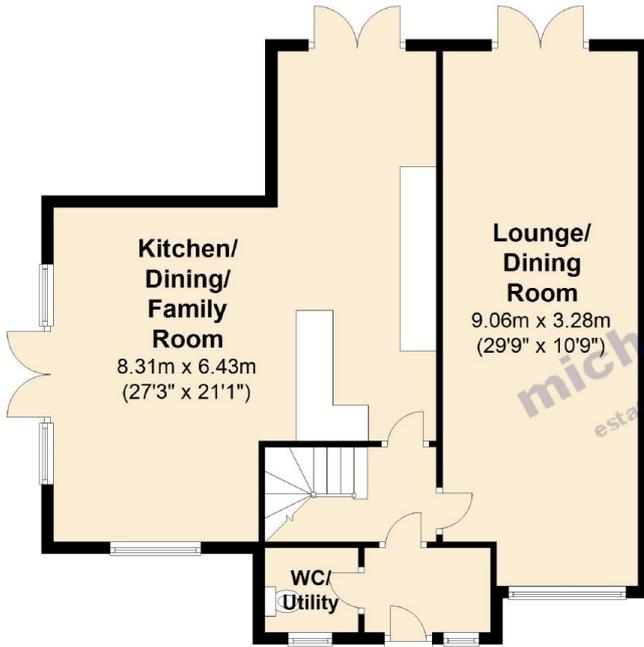
Parking:

Ample off street parking for several cars to the front.



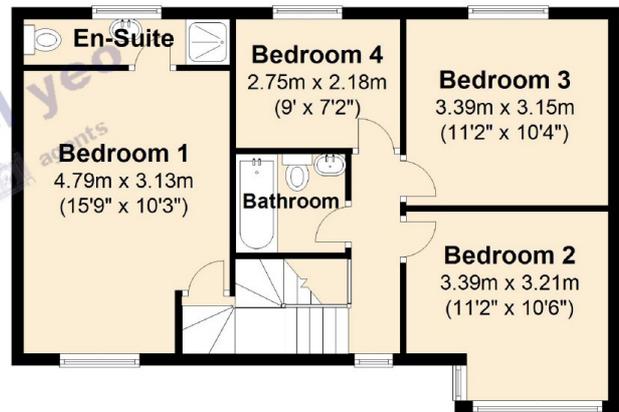
Ground Floor

Approx. 79.2 sq. metres (852.1 sq. feet)



First Floor

Approx. 57.4 sq. metres (617.9 sq. feet)



Total area: approx. 136.6 sq. metres (1470.0 sq. feet)

For illustration purposes only - not to scale