

michael yeo

estate  agents

www.yeo.co.uk



5 Stapleton Road, Borehamwood, WD6 5BW

Michael Yeo Estate Agents are pleased to offer this delightful semi detached house situated on one of Borehamwoods more sought after roads on the North side of Town. This attractive home offers three good size bedrooms, two reception rooms, a fitted kitchen, a spacious conservatory, a luxury bathroom suite and a guest cloakroom, all of which are complemented by double glazing and gas central heating. With the added benefits of an attractive rear garden, off street parking, a garage and the potential to greatly extend (STPP), we would strongly recommend an early internal viewing.

- **Semi detached house**
- **Three bedrooms**
- **Living room**
- **Dining room**
- **Conservatory**
- **Guest cloakroom**
- **Garage**
- **70' Garden**
- **Extension potential**

£450,000

195 Shenley Road, Borehamwood, Hertfordshire WD6 1AW

Facsimile: 020 8953 0112 Telephone: 020 8953 2112 Email: sales@yeo.co.uk

Hallway:

UPVC door opening to hallway with laminate wood flooring, stairs rising to first floor, window to side and radiator.

Living room: 16'5 x 11'6 (5.00m x 3.51m)

Triple windows to front aspect, laminate wood flooring, radiator, open plan to:

Dining room: 10'8 x 8'3 (3.25m x 2.51m)

Laminate wood flooring, radiator, patio doors leading to the conservatory.

Kitchen: 13'8 x 8'8 (4.17m x 2.64m)

Fitted in a range of matching wall and base units with ample work-surfaces, inset sink and drainer unit, integrated double oven with gas hob adjacent and extractor over. Plumbing for washing machine and dishwasher and space for tumble dryer. Ceiling spot lights, built-in cupboard housing meters, window to rear and door to the garden.

Conservatory: 22'2 x 9'5 (6.76m x 2.87m)

Double glazed conservatory with two radiators and patio doors leading to the garden. Further door to side access.

Guest cloakroom:

Low level WC, Wash hand basin and heated towel rail.

Landing:

Window to side aspect, access to loft space and built in cupboard.

Bedroom one: 13'7 x 10' (4.14m x 3.05m)

Window to front aspect and radiator.

Bedroom two: 12'2 x 10'6 (3.71m x 3.20m)

Window to rear and radiator.

Bedroom three: 11'8 x 10' (3.56m x 3.05m)

Window to front aspect and radiator.

Bathroom: 7'9 x 6' (2.36m x 1.83m)

Luxury suite comprising bath with independent power shower over, wash hand basin and WC inset to vanity unit, heated towel rail, ceiling spot lights and frosted window to rear.

Garden:

Approximately 70' in depth with large patio area leading to the lawn with stocked borders, water tap, power supply and green house, all enclosed by timber panelled fencing with gated access to side.

Garage:

Detached garage to the side of the property with power and lighting.

Parking:

Off street parking to the front.



Michael Yeo Estate Agents have prepared these details based on our own inspection of the property and on information supplied by the vendor/landlord and therefore none of the statements contained in these particulars are to be relied upon as statements or representations of fact. Any reference to structure, services, appliances, facilities, boundaries, planning permission or potential use or uses is also based on information received and purchasers must satisfy themselves by inspection, enquiry or independent advice as to the correctness of them. No person in the employment of Michael Yeo Estate Agents has any authority to make or give any representations or warranty whatsoever in relation to this property.