



**BULLHEAD ROAD, HERTFORDSHIRE, WD6**  
**£350,000 LEASEHOLD**

## **AN EXTENDED AND WELL PRESENTED GROUND FLOOR MAISONETTE WITH PRIVATE GARDEN**

**Borehamwood | 020 8953 8899 | borehamwood@winkworth.co.uk**



## DESCRIPTION:

Located on the South side of Borehamwood, is this well presented and extended two double bedroom ground floor purpose built garden maisonette.

Having historically been subject to a rear extension the property now provides circa 711 square feet of well-proportioned accommodation, with spacious reception room leading onto kitchen, modern bathroom, gas central heating and double glazing. The property is complimented by a large Westerly facing rear garden.

This maisonette is ideally located for a short walk to the highly regarded Monksmead primary and Yavneh Primary and Secondary Schools, plus the added benefit of being approx. 1 mile from Elstree & Borehamwood Station, which gives direct access into London.

## AT A GLANCE

- Two Large Double Bedrooms
- Large Westerly Facing Rear Garden
- South Borehamwood
- 711 Square Feet
- 131 Year Unexpired Lease
- Gas Central Heating
- Double Glazed





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Approximate Gross Internal Area  
66.1 sq m / 711 sq ft

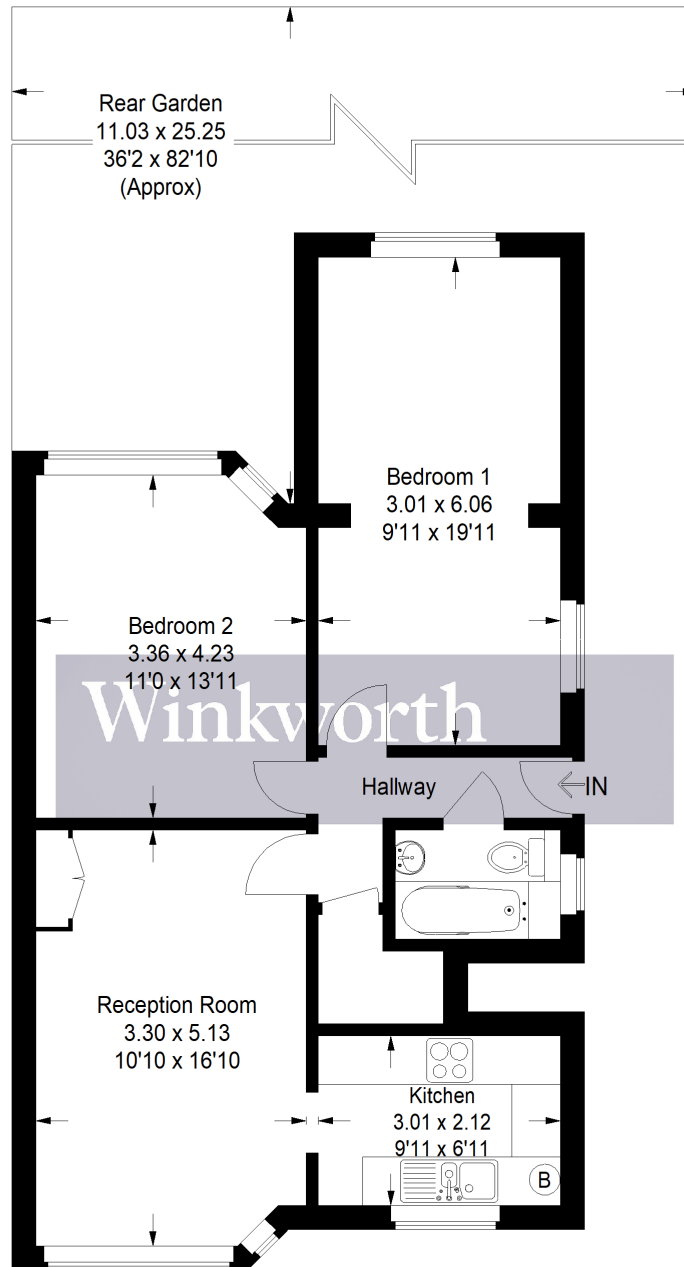


Illustration for identification purposes only, measurements are approximate, not to scale. Winkworth © 2022 (ID 852385)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		70	75
EU Directive 2002/91/EC			

**Tenure:** Leasehold

**Term:** 131 year and 7 months

**Service Charge:** £450 per annum

**Ground Rent:** £ 50 Annually (subject to increase)

**Council Tax Band:** C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.