



FARM CLOSE, HERTFORDSHIRE, WD6  
**£400,000 FREEHOLD**

## A WELL PRESENTED TWO BEDROOM TERRACE HOUSE WITH CONSERVATORY

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### DESCRIPTION:

Positioned in a quiet cul de sac, close to Greenbelt and bordering Radlett is this well presented two bedroom terrace house.

Having been meticulously maintained, the property benefits from two allocated parking spaces to the front, a recently constructed conservatory and a secluded rear garden and would make an ideal purchase for a first time buyer, downsizer or buy to let investor.

Several well serviced bus routes are located nearby including the 292, 354 and 361, all of which provide a quick and convenient service to Borehamwood Town centre and Thameslink Station

### AT A GLANCE

- Two Bedrooms
- Quiet Cul de Sac
- Two Allocated Parking Spaces
- Gas Central Heating
- Double Glazed
- Conservatory
- 633 Square Feet





Winkworth



Winkworth



Winkworth



Winkworth



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Approximate Gross Internal Area = 58.8 sq m / 633 sq ft

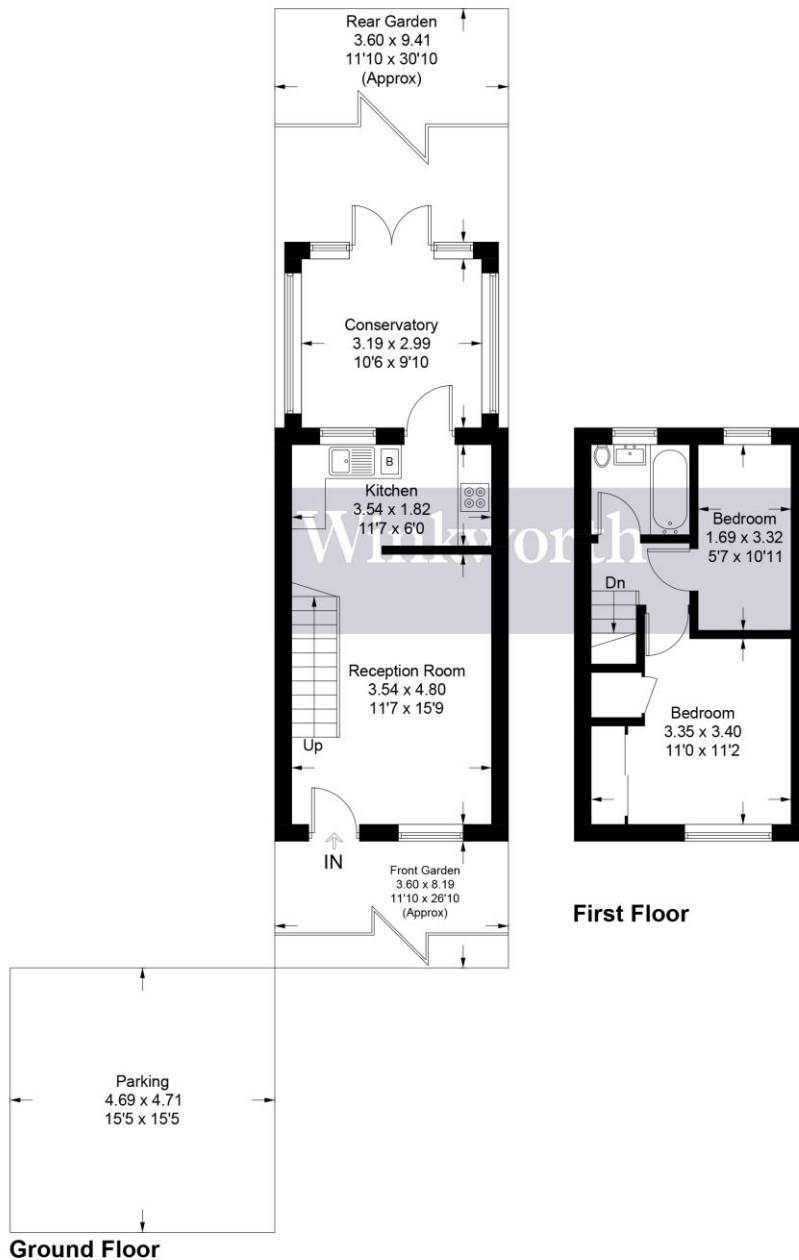


Illustration for identification purposes only, measurements are approximate, not to scale. Winkworth © 2024 (ID1121077)

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	87
EU Directive 2002/91/EC			

**Tenure:** Freehold

**Term:** 0 year and 0 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** D

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.