



MALDEN ROAD, HERTFORDSHIRE, WD6

£520,000 FREEHOLD

A PERIOD THREE DOUBLE BEDROOM, TWO BATHROOM HOUSE

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DESCRIPTION:

This well presented period style property is arranged over three floors and located in the heart of the town centre is offered on a chain free basis. The property comprises a through lounge/diner leading to a bright and airy kitchen and utility room. On the first floor there are two double bedrooms and luxury family bathroom with bath and walk-in shower cubicle. Moving up to the second floor there is a further double bedroom with en-suite shower room.

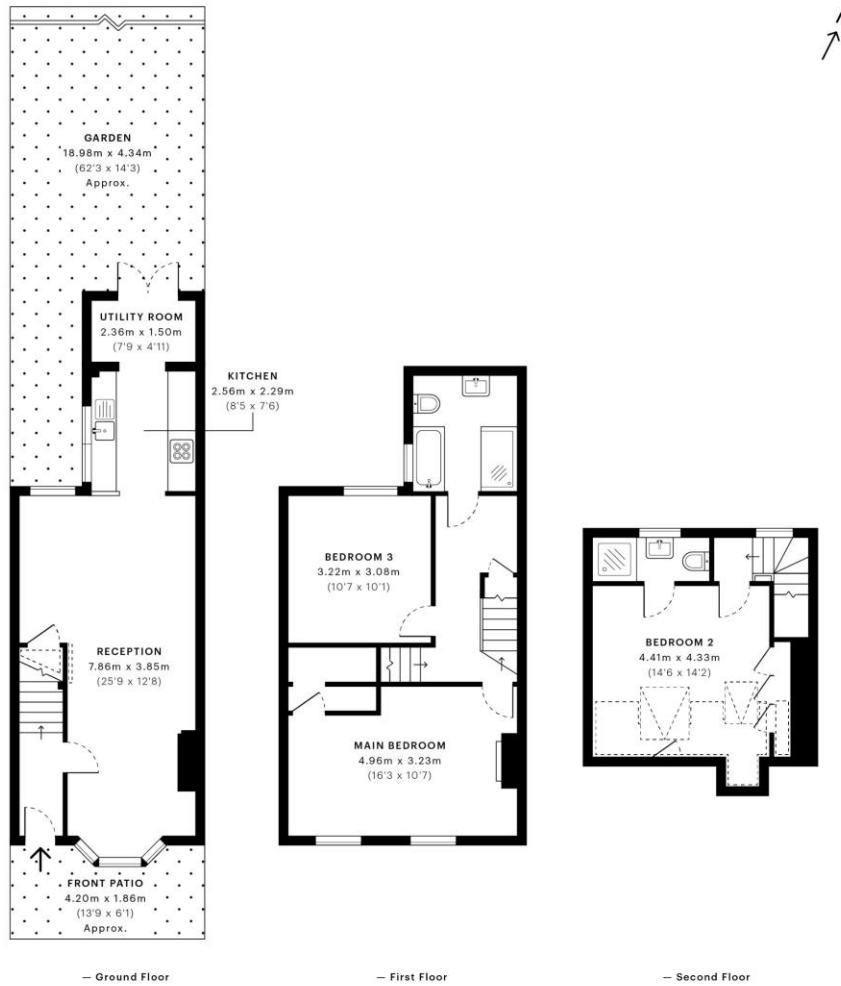
Patio doors lead from the utility room to the low maintenance rear garden, with patio area. There is also the added benefit of side access to the rear garden.

AT A GLANCE

- Three Double Bedrooms
- Two Bathrooms
- 1110 Square Feet
- Utility Room
- Sought After and Convenient Location







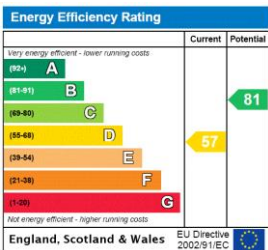
	GROSS INTERNAL AREA (GIA) The footprint of the property 103.21 sqm / 1110.94 sqft		NET INTERNAL AREA (NIA) Excludes walls and external features Includes washrooms, restricted head height 96.19 sqm / 1035.38 sqft		EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft		RESTRICTED HEAD HEIGHT Limited use area under 1.5 m 5.73 sqm / 61.68 sqft
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Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 100.95 sqm / 1086.62 sqft
IPMS 3C RESIDENTIAL 97.36 sqm / 1047.97 sqft
SPEC ID: 60535a01a412d80dd218bf05

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.



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.