



NICOLL WAY, HERTFORDSHIRE, WD6

**£550,000 FREEHOLD**

## AN EXTENDED THREE BEDROOM, TWO RECEPTION FAMILY HOUSE IN SOUTH BOREHAMWOOD

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



## DESCRIPTION:

This immaculately presented, deceptively spacious, three bedroom tunnel linked family house has been extended and reconfigured and offers a spacious and versatile layout, perfect for families and professionals

Upon entering, you are welcomed into a bright hallway leading to a large, open-plan reception area, which provides flexibility as a spacious lounge, dining space, or family entertainment area.

A second reception room adds further functionality, ideal for a study, additional living space, or a playroom.

The modern kitchen breakfast room is well-sized, providing ample storage and workspace.

The ground floor also benefits from a modern shower room, adding extra convenience for busy households.

Upstairs, there are three generously sized bedrooms and a family bathroom.

Situated on the desirable South side of Borehamwood the property is within easy reach of main arterial road including the A1, M1 and M25, Borehamwood town centre and station, several Ofsted rated "Good" and "Outstanding" Schools including Monksmead, Kenilworth and Yavneh and bus routes including the 292 and 107

## AT A GLANCE

- Three Bedrooms
- Kitchen Breakfast Room
- Two Receptions
- South Borehamwood
- Downstairs Shower Room
- 1231 Square Feet
- Gas Central Heating
- Double Glazed





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Approximate Gross Internal Area = 114.4 sq m / 1231 sq ft

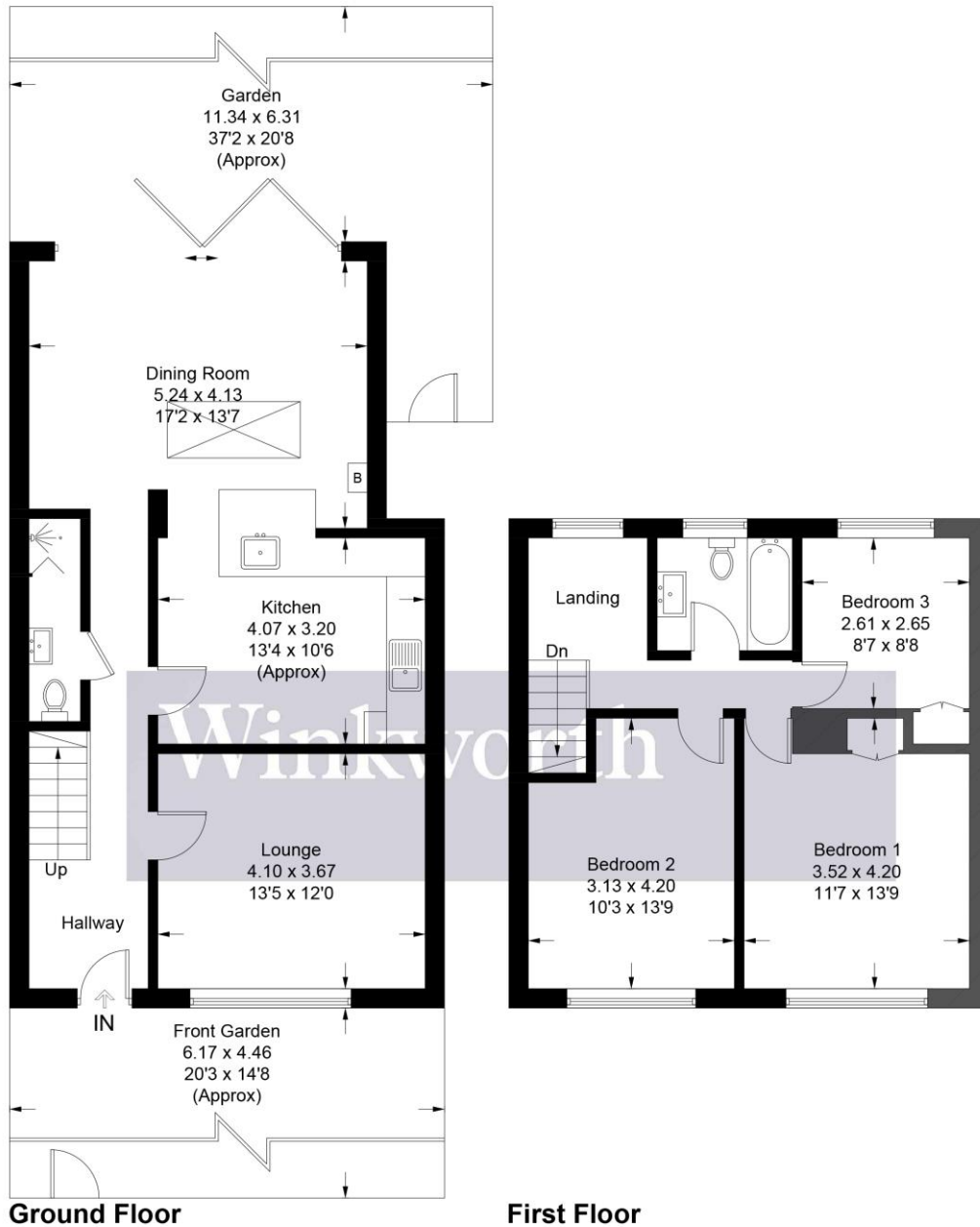


Illustration for identification purposes only, measurements are approximate, not to scale. Winkworth © 2025 (ID1167947)

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.