



1 Halter Close, Borehamwood, WD6 2SN

Price £550,000 Freehold

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 ChurchillsBushey



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1 Halter Close, Borehamwood, Hertfordshire, WD6 2SN

- A 5 Bedroom 3 Bathroom End Of Terrace House
- Ground Floor Shower Room
- Kitchen/ Diner With AEG Appliances
- Gas Central Heating/ Double Glazing
- Decked Rear Garden
- Off Street Parking To The front For 2 Cars
- Situated Within A Mile Of Borehamwood High Street
- Energy Rating: C

This 5 bedroom, 3 bathroom end of terrace home is spread over three floors and offers a well designed layout with versatile living spaces.

The ground floor features a converted garage that now serves as a comfortable living room, alongside an entrance hall with convenient storage cupboards, a ground floor shower room, and a well equipped kitchen/diner complemented by an additional kitchen. On the first floor, there are 3 bedrooms and a Jack and Jill shower room, while the second floor boasts two more bedrooms, one of which benefits from an ensuite bathroom. The property also includes a decked rear garden, enclosed by walls on two sides, providing a private outdoor retreat. At the front, there is off street parking for two cars.

Ideally situated on the south side of Borehamwood, the home is within a mile of the town's bustling high street, offering a variety of shops and restaurants. Additionally, it provides excellent transport links, with easy access to the M25 and A1 motorways.





ENTRANCE HALL

Tiled floor, storage cupboards, inset spotlights

GROUND FLOOR SHOWER ROOM

Fully tiled with corner shower cubicle, low flush wc, wash hand basin with cupboard under, chrome ladder radiator, extractor fan

LIVING ROOM 16'3" (4.95m) x 7'8" (2.34m)

Double glazed window to the front aspect, storage cupboards

KITCHEN/ DINER 15'11" (4.85m) x 11'9" (3.58m)

Range of wall and base units, working surfaces, sink unit????, integrated AEG appliances including electric oven, microwave oven, 5 ring gas hob with chimney extractor hood over, dishwasher and washing machine, recess for fridge freezer, inset spotlights, tiled floor, double glazed leaded light window to the rear aspect, double glazed patio doors leading on to the garden

ADDITIONAL KITCHEN

Wall and base units, working surfaces, stainless steel sink unit with drainer, integrated ceramic hob with extractor hood over, electric oven and under counter fridge, inset spotlights, tiled floor, skylight window

FIRST FLOOR LANDING

Double glazed leaded light window to the side aspect

BEDROOM 2 13'11" (4.24m) x 10'1" (3.07m)

Double glazed window to the front aspect, wardrobe cupboards, inset spotlights, door to

JACK & JILL SHOWER ROOM

Corner shower cubicle, wash hand basin with cupboard under, mirrored wall cabinet, low flush wc, chrome ladder radiator, tiled walls, vinyl flooring, inset spotlights, double glazed window to the front aspect, door leading on to first floor landing

BEDROOM 3 11'11" (3.63m) x 8'0" (2.44m)

Double glazed leaded light window to the rear aspect, inset spotlights

BEDROOM 4 11'8" (3.56m) x 7'9" (2.36m)

Double glazed leaded light window to the rear aspect, inset spotlights

SECOND FLOOR LANDING

Inset spotlights

BEDROOM 1 15'11" (4.85m) x 11'9" (3.58m)

Double glazed leaded light window to the rear aspect, wardrobe cupboards, door to

ENSUITE BATHROOM

Fully tiled. Panelled bath with independent shower over, glass shower screen, wash hand basin with cupboard under, low flush wc, chrome ladder radiator, extractor fan, double glazed leaded light window to the rear aspect

BEDROOM 5 16'0" (4.88m) x 7'9" (2.36m)

Numerous eaves storage cupboards, wardrobe cupboard, 3 skylight windows to the front aspect

OUTSIDE

REAR GARDEN

Private decked rear garden, enclosed by walls on two sides, outside tap and lighting, gated side access

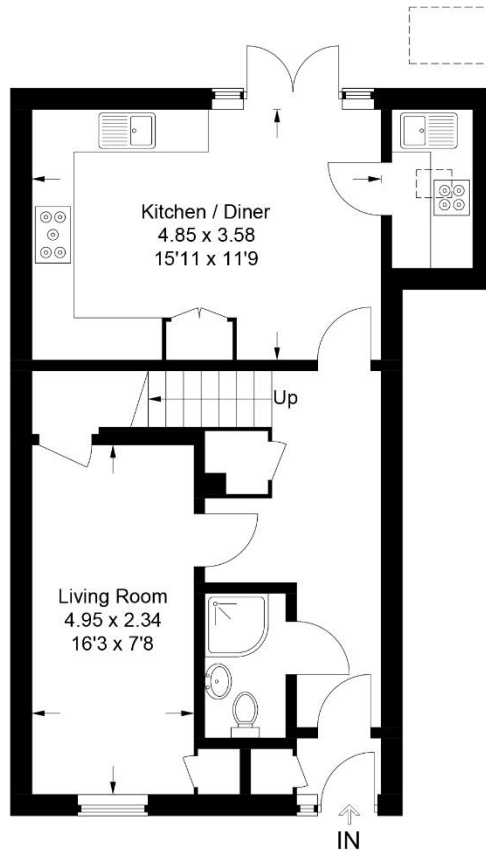
COUNCIL TAX

Hertsmere Borough Council, Tax Band D

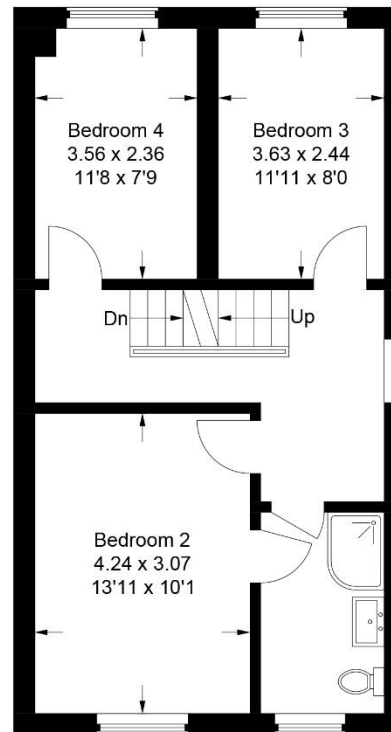
Approximate Gross Internal Area
 Ground Floor = 51.3 sq m / 552 sq ft
 First Floor = 48.0 sq m / 517 sq ft
 Second Floor = 41.8 sq m / 450 sq ft
 Total = 141.1 sq m / 1,519 sq ft
 (Including Eaves)



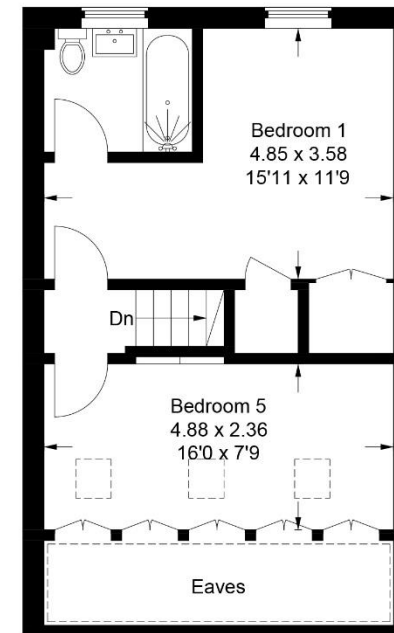
= Reduced headroom below 1.5m / 5'0"



Ground Floor

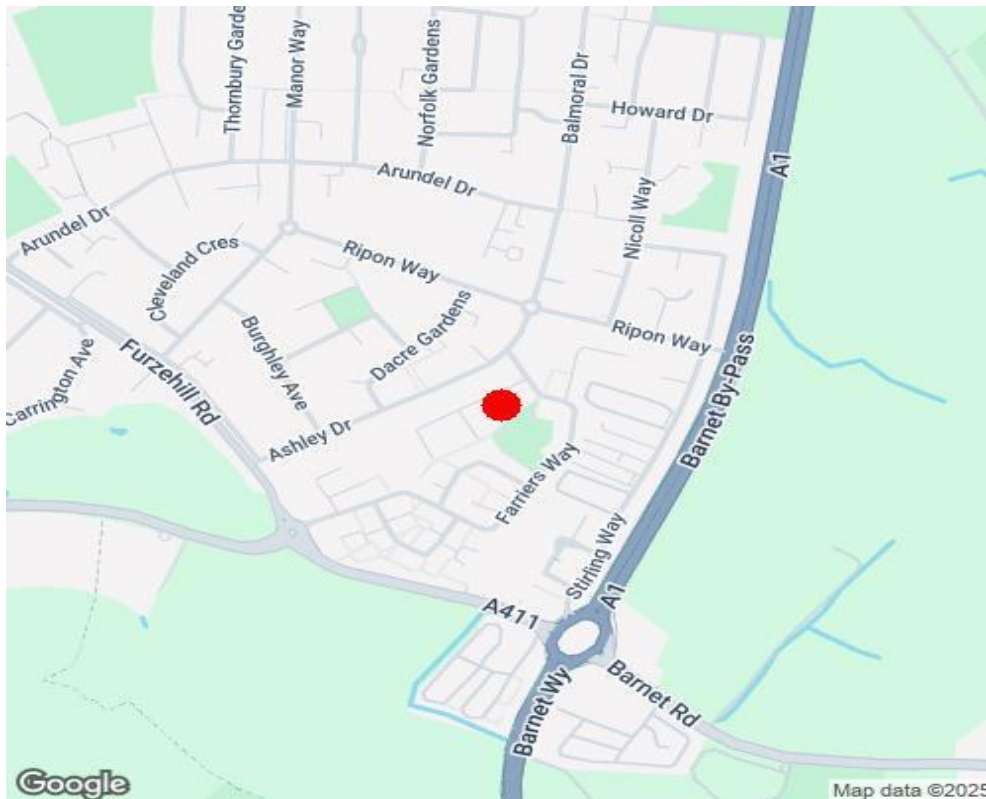
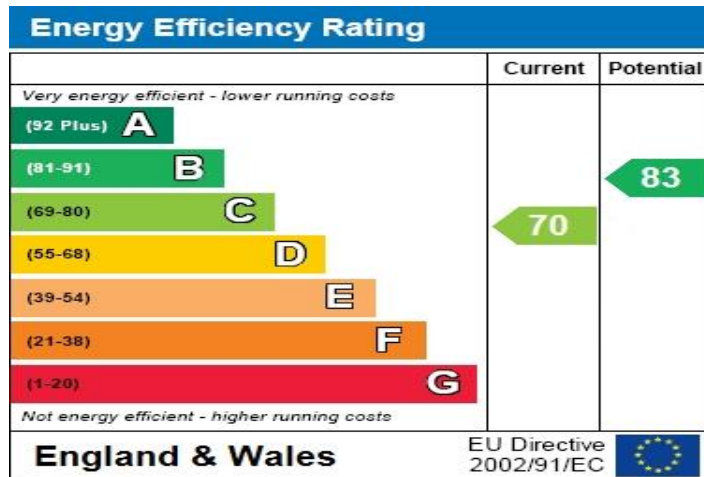


First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Important Notice:

We have prepared these particulars as a general guide of the property and they are not intended to constitute part of an offer or contract. We have not carried out a detailed survey of the property and we have not tested any apparatus, fixtures, fittings, or services. All measurements and floorplans are approximate, and photographs are for guidance only, and these should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, service charges and ground rent (where applicable) have been provided by the client and should be checked and confirmed by your solicitor prior to exchange of contracts.