

FREEHOLD



House - Semi-Detached

# 4 BEDROOM FAMILY HOME IN ROSSINGTON AVENUE, BOREHAMWOOD

Offers In Excess Of

## £600,000

### FEATURES

- 4 bedrooms (extended in the loft)
- 2 bathrooms (1 en-suite)
- Modern fitted eat-in kitchen
- Separate Living room & dining room
- Driveway
- Freehold
- Garden with side access
- Porch



**SPACE**  
RESIDENTIAL

# 4 Bedroom House - Semi-Detached located

**in Parkborough**

Space Residential are delighted to present this attractive and extended 4 Bedroom family home, located in a sought-after residential area.

The property benefits from a modern fitted kitchen, a bright separate living/TV room, and a dedicated dining room, providing excellent space for family living and entertaining. A welcoming porch adds convenience and extra storage on entry.

The first floor offers 2 double bedrooms and a single bedroom, with the loft having been thoughtfully extended to create an additional spacious 4th bedroom and an en-suite shower-room. A further family bathroom serves the remaining rooms.

To the rear is a well sized garden with side access.

The front of the property features a private driveway providing off-street parking.

Contact Space Residential today to arrange your viewing!



TOTAL APPROX. FLOOR AREA 111.5 SQ.M. (1200 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Call us on

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**Council Tax Band**

**C**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
60		70
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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