



166 Theobald Street, WD6 4PB

£475,000

**richard
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ESTATE AGENTS

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Property Description

Offered for sale with no upper chain is this well presented family home which has been extended and improved by the current owners during their period of ownership.

The accommodation comprises Reception Room, Kitchen Breakfast Room, Principal Bedroom with en-suite Shower Room, Two further double Bedrooms and family Bathroom.

Externally there is a large rear Garden which extends to approximately 90' and which enjoys a partial westerly aspect.

The house is ideally located within approximately 0.6 mile of the shops at The Boulevard including Marks & Spencer, Boots and Anytime Fitness and approximately 0.85 mile from Elstree and Borehamwood Mainline Station. Popular local schools including Meryfield and Yavneh are within close proximity as are various open spaces.

Key Features

- TERRACE FAMILY HOME
- TWO FURTHER DOUBLE BEDROOMS
- TWO BATHROOMS (1 EN-SUITE)
- KITCHEN/BREAKFAST ROOM
- APPROX 0.85 MILE TO THAMESLINK STATION
- PRINCIPAL BEDROOM WITH EN-SUITE BATHROOM
- FAMILY BATHROOM
- RECEPTION ROOM
- APPROX 90' GARDEN WITH PARTIAL WESTERLY ASPECT
- CLOSE TO POPULAR LOCAL SCHOOLS

Important Information

- **Price:** £475,000
- **Tenure:** Freehold
- **Council Tax Band:** D
- **EPC:** C
- **Locaton:** Borehamwood

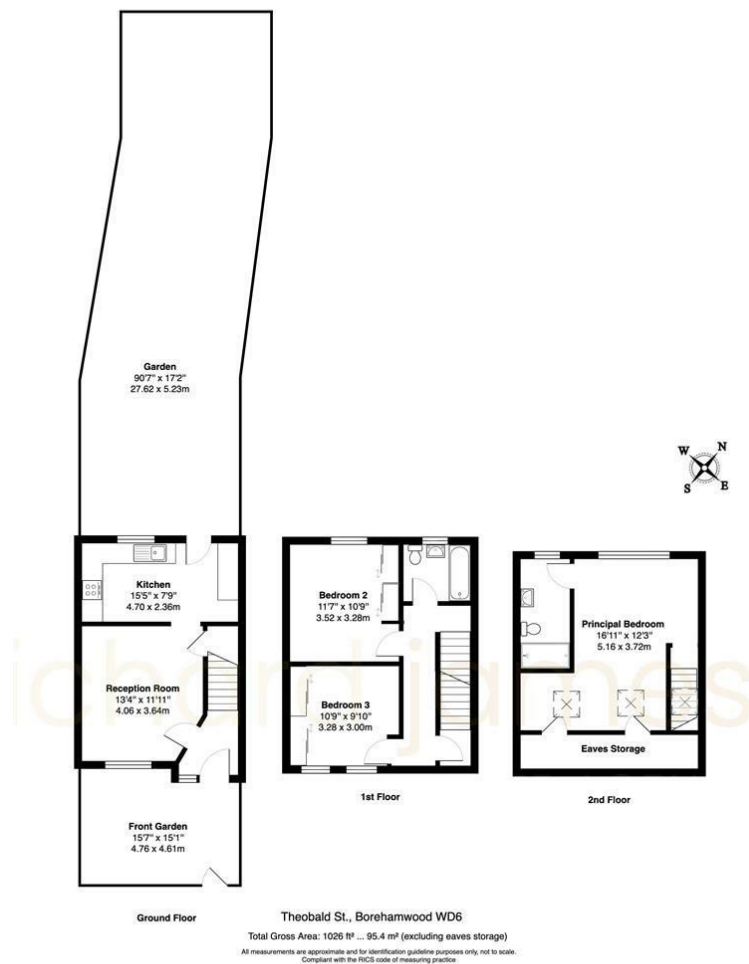
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



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As agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor, if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller, as we will not have had sight of the title documents. You are advised to obtain verification from your Solicitor/Conveyancer. Before viewing a property, do please check with us as to its availability, and also request clarification or information on any points of particular interest to you, to save you any possible wasted journeys. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate; all dimensions include wardrobe space where applicable. While we believe that the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

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