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Kingsley  
Avenue  
Borehamwood

STATONS  
RADLETT

01923

604 321

# Kingsley Avenue, Borehamwood WD6 4LY

Stations are delighted to bring to the market this light and airy family 4 bedroom home located in the heart of Borehamwood.

This detached house boasts over 2,000 square feet of modern living with amazing downstairs entertaining space with the two front reception rooms leading to a spacious open plan and well fitted kitchen and dining area.

Full width bi-fold doors open onto a sun-drenched patio and garden housing a large summer house kitted out with full plumbing, electricity and a toilet.

A separate utility room, with cooking facilities, and off-street parking for several vehicles, completes the downstairs features.

The first floor hosts the main bedroom with ensuite, three further bedrooms and family bathroom.

Kingsley Avenue is located off Theobald Street and is a short walk away from places of worship, the local high street shops & cafes, as well as the mainline Thameslink station.























#POPP

PRIVATELY OWNED  
ONLY BY A FINE  
REPRODUCTIVE  
SANCTUARY



# Kingsley Avenue, Borehamwood, WD6

Approximate Area = 2086 sq ft / 193.7 sq m

Limited Use Area(s) = 26 sq ft / 2.4 sq m

Summer House = 453 sq ft / 42 sq m

Total = 2565 sq ft / 238.2 sq m

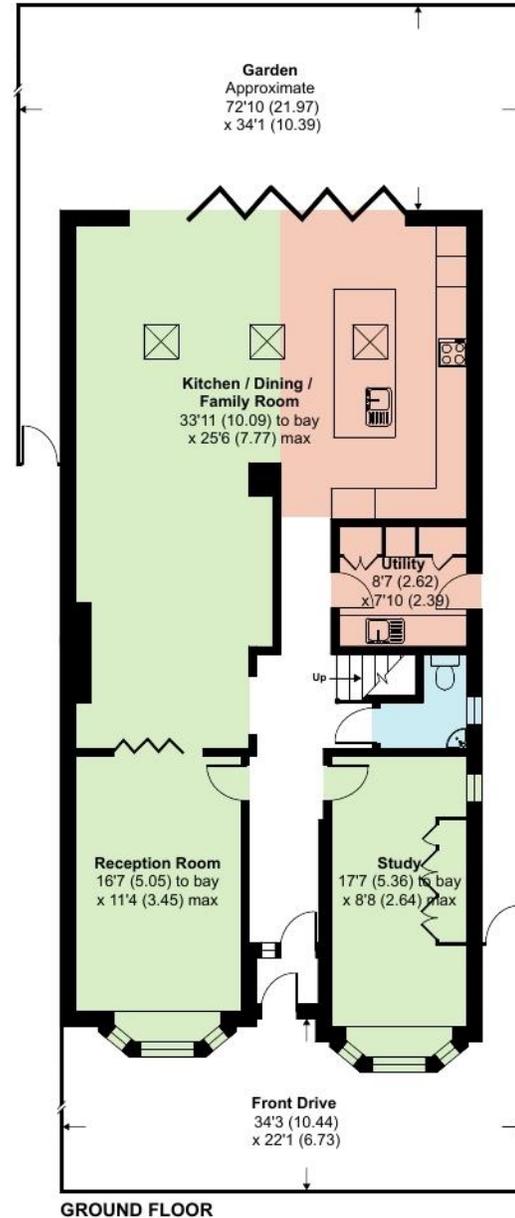
For identification only - Not to scale



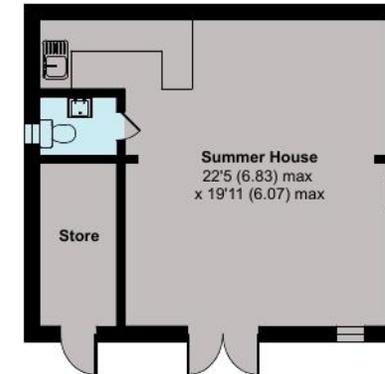
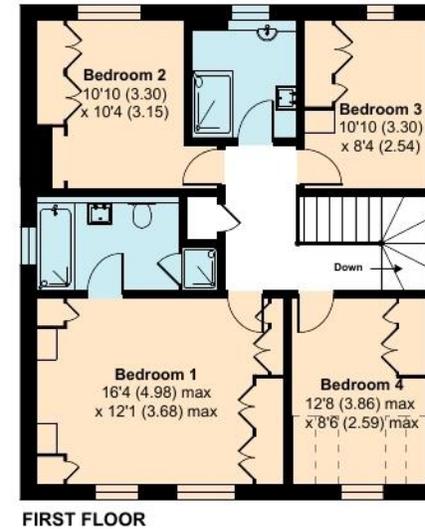
| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         | 80        |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> | 66                      |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |

Local Authority:  
Hertsmere Borough Council  
Council Tax Band: G  
FREEHOLD

**DISCLAIMER:** In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings, or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. 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 spaces where applicable.



Denotes restricted head height





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