



Castles

EDULF ROAD
Borehamwood, WD6 5AB

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£585,000
(Freehold)

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This immaculate and beautifully presented three-bedroom semi-detached home is a must-see for families or professionals seeking a stylish, move-in-ready property in a highly sought-after location.



Step inside via a welcoming entrance porch with guest WC, leading into a bright hallway that flows into a comfortable lounge. The heart of the home is the sleek, contemporary kitchen, featuring integrated appliances, high-end fixtures, and stylish Karndean flooring. Just off the kitchen is a secure, covered lean-to, ideal as a utility or storage area, with open access to a versatile family/dining room. From here, glazed patio doors open out onto the impressive rear garden, seamlessly blending indoor and outdoor living. Upstairs, you'll find three generously sized double bedrooms, each with fitted wardrobes, and a modern, fully tiled family bathroom designed with both elegance and practicality in mind.

In the garden a spacious limestone patio leads to a decked area beneath a charming wooden pergola draped with mature grapevines. An expansive lawn stretches towards a private summer house, perfect for unwinding in the evening sun. Additional features include a brick-built storage room and a block-paved driveway at the front, offering off-street parking for up to three vehicles.

Perfectly positioned in a quiet cul-de-sac near Meadow Park, the property is just a short distance from local schools, amenities, and Elstree & Borehamwood Station, providing direct links to Central London.

Offered chain-free, this exceptional home is ideal for buyers looking to move straight in while still having the potential to extend further, subject to planning permission.

Specifications

- Semi detached house
- Three double bedrooms
- Two reception rooms
- Stunning fitted kitchen
- Modern bathroom
- Guest cloakroom
- Beautiful rear garden
- Off street parking
- Convenient location
- No chain



The rear garden is a true highlight of this property — beautifully landscaped and thoughtfully designed for both relaxation and entertaining.



A little about the corner of the world we call home...

Borehamwood is a lively town in Hertfordshire, located just 12 miles northwest of Central London. Known for its rich history in film and television, it's home to Elstree Studios, where iconic shows and movies have been filmed. Borehamwood offers a blend of suburban comfort with easy access to the excitement of the capital. There are plenty of local amenities, from bustling shopping areas to parks like Aberford Park, perfect for families and those looking to enjoy some outdoor space. The town also boasts a selection of restaurants, cafés, and leisure activities, such as the Reel Cinema and the Venue Leisure Centre.

Commuting from Borehamwood to London is simple and convenient. Elstree & Borehamwood station is on the Thameslink line, offering direct trains to St Pancras International in around 20 minutes, making it ideal for professionals working in the city. With frequent train services, it's easy to reach major London hubs, as well as other destinations along the Thameslink route. Its close proximity to the M25 and A1 also makes Borehamwood well-connected for drivers. This combination of excellent transport links and a thriving community makes it a popular choice for those looking for the best of both worlds – suburban peace with quick access to London.

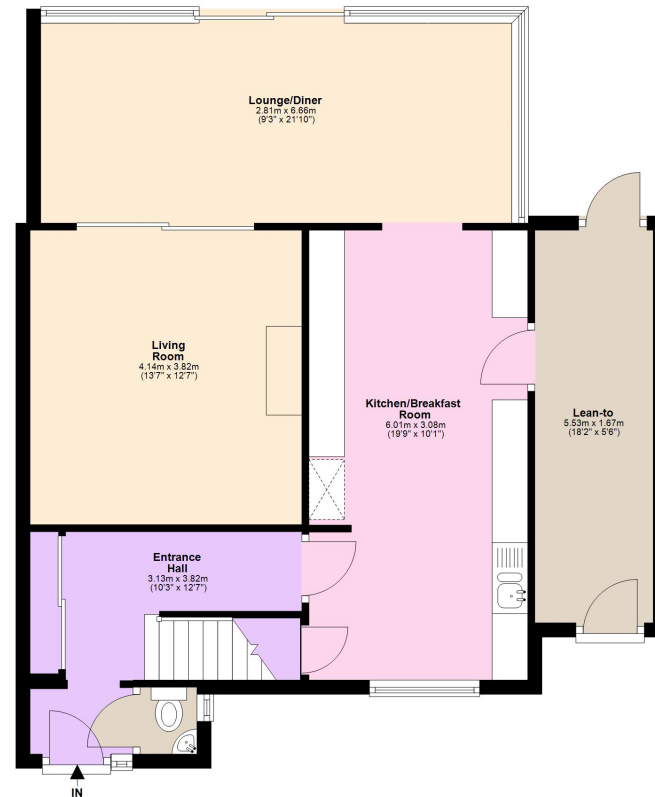
Please Note:

We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

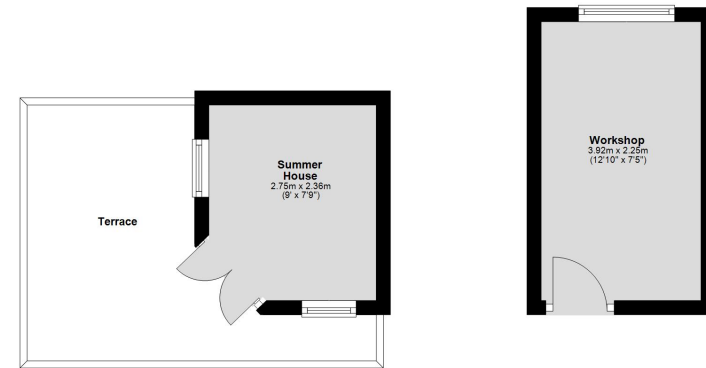
All measurements are approximate and photographs provided are for guidance only.

Tenure: Freehold
Council Tax Band: D
EPC Rating: TBC

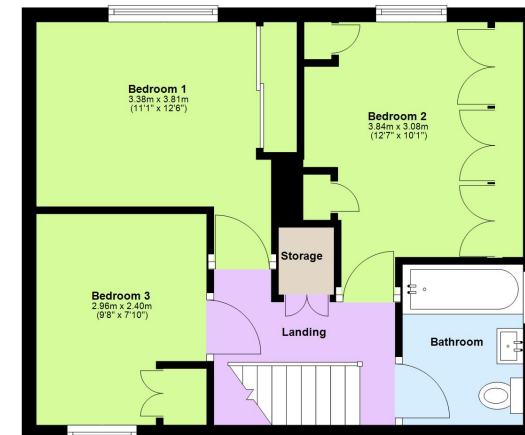
Ground Floor
Approx. 75.0 sq. metres (806.9 sq. feet)



Outbuilding
Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus outbuildings, approx. 25.6 sq. metres (275.5 sq. feet)



First Floor
Approx. 40.4 sq. metres (434.9 sq. feet)



Main area: Approx. 115.4 sq. metres (1241.8 sq. feet)
Plus outbuildings, approx. 25.6 sq. metres (275.5 sq. feet)

Berkhamsted
01442 865252
Eaton Bray
01525 220605

Borehamwood
020 8953 2112
Hertford
01992 501511

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Kings Langley
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