

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



**GROUND FLOOR**  
 APPROX FLOOR AREA 517 SQ FT (151.5 SQ M)  
 27'9" x 16'5" GARDEN  
 8.46m x 5.00m  
 14'8" x 9'2" KITCHEN  
 4.48m x 2.80m  
 7'2" x 14'1" RECEPTION ROOM  
 2.24 x 4.29m  
 ENTRANCE HALL

**FIRST FLOOR**  
 APPROX FLOOR AREA 916 SQ FT (85.1 SQ M)  
 40'4" x 22'1" BEDROOM  
 12.21 x 6.71m  
 3'9" x 2'4" BEDROOM  
 1.17 x 2.13m  
 3'2" x 2'8" BEDROOM  
 0.97 x 2.67m  
 WARDROBE

Other energy ratings have been made to ensure the accuracy of the floor plan contained herein. Measurements of rooms, corridors, stairs and other areas are approximate and should be used as a guide only. The floor plan is for information purposes only and should not be used as a basis for any legal proceedings. The floor plan and associated measurements are based on the floor plan as shown on the floor plan. Measurements are taken to the face of the wall unless otherwise stated. Measurements are taken to the face of the wall unless otherwise stated. Measurements are taken to the face of the wall unless otherwise stated. Measurements are taken to the face of the wall unless otherwise stated.

LUMLEY ESTATES



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**Whitehouse Avenue**  
**Borehamwood**  
**Hertfordshire WD6 1HB**



This newly decorated three bedroom terrace house is situated in a lovely quiet location within easy reach of local shops, station and sought after local schools. Benefitting from a nice size reception with wood flooring, bright fitted kitchen and guest w/c on the ground floor, upstairs this great house boasts two double bedrooms, one single bedroom and a modern fully tiled main family bathroom. With a low maintenance private rear garden with garage to the rear, this great property is available on an unfurnished basis with immediate effect. Viewings come highly recommended \* Tenant Fees Apply \*

