



Simmons Estates

EST: 1996

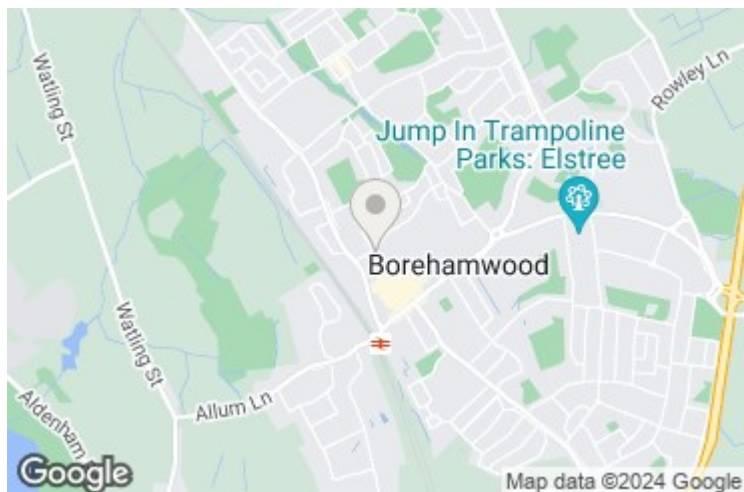


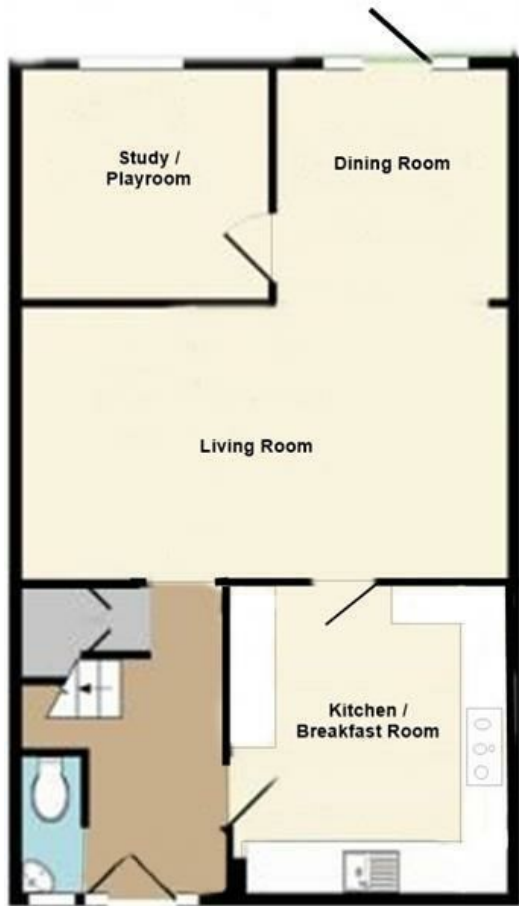
Stratfield Road, Borehamwood,

Offers In Excess Of £500,000

- Three Double Bedroom Extended House
- Modern Kitchen / Breakfast Room
- Large Living Room
- Playroom / Study
- Sunny Aspect Garden
- Good Condition Throughout
- Downstairs Toilet
- Dining Room
- Garage
- Walking Distance To The Train Station

A beautifully presented three double bedroom terraced house situated just a 2 minute walk from Borehamwood's town centre, offered with a largely extended downstairs with a great size lounge, kitchen breakfast room, dining room and playroom / study. The house has a modern fully tiled bathroom, downstairs toilet, garage, large master bedroom and sunny aspect rear garden. The house is situated just a short walk from the mainline train station, Croxdale Road synagogue and Borehamwood shopping park.





GROUND FLOOR
 APPROX. FLOOR
 AREA 582 SQ.FT.
 (54.1 SQ.M.)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		72	81
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		