



Simmons Estates

EST: 1996



The Campions, Borehamwood,

£500,000

- Three Bedroom House
- Kitchen Breakfast Room
- Off Street Parking (Driveway)
- Gas Central Heating
- Large Living Room
- Two Good Size Reception Rooms
- Downstairs Toilet
- Chain Free
- Fitted Wardrobes
- Sunny Aspect Garden

A three bedroom house located in a very sought after development just a 15 minute walk from town centre, offered in good condition with a large living room, dining room and great size kitchen breakfast room. The house also has fitted wardrobes, a downstairs toilet, driveway and sunny aspect rear garden. Chain free.

Entrance Porch

Hardwood partly glazed entrance door, laminate wood flooring, door leading to

Lounge

19' x 10'6 (5.79m x 3.20m)

Laminate wood flooring, sockets, TV point, telephone point, CH radiator, timber framed double glazed leaded light window to the front, door leading to kitchen, door through to inner lobby area, opening through to

Dining/Family Room

15'5 x 7'4 (4.70m x 2.24m)

Laminate wood flooring, sockets, timber framed double glazed leaded light window to the front, CH radiator.

Kitchen/Dining Area

18'11 x 7'9 (5.77m x 2.36m)

Range of fitted units both wall mounted and base, tiled flooring, ample work surface area, sockets, four ring hob, double oven with grill, sink unit with mixer tap, fully tiled walls, space for washing machine, space for fridge/freezer, space for dishwasher, extractor, timber framed double glazed window to the rear, timber framed French doors leading to the rear garden, CH radiator.

Inner Lobby Area

Laminate wood flooring, stairs to first floor landing, door though to

Downstairs WC

Low flush WC, extractor, tiled flooring, partly tiled walls, wash hand basin, CH radiator.

First Floor Landing

Carpeted flooring, airing cupboard housing water tank, access to loft, doors leading to

Family Bathroom

Tiled flooring, fully tiled walls, deep panel bath with mixer tap and hand held shower attachment, fully tiled and enclosed shower cubicle with temperature and power settings, low flush WC, wash hand basin with mixer tap set in vanity unit with ample storage, heated towel rail, UPVC frosted double glazed window.

Master Bedroom

11'7 x 10'6 (3.53m x 3.20m)

Carpeted flooring, sockets, CH radiator, timber framed double glazed window, three built in storage cupboards.

Bedroom 2

10'6 x 10' (3.20m x 3.05m)

Carpeted flooring, sockets, built in storage cupboard, CH radiator, timber framed double glazed window.

Bedroom 3

9'1 x 8'6 (2.77m x 2.59m)

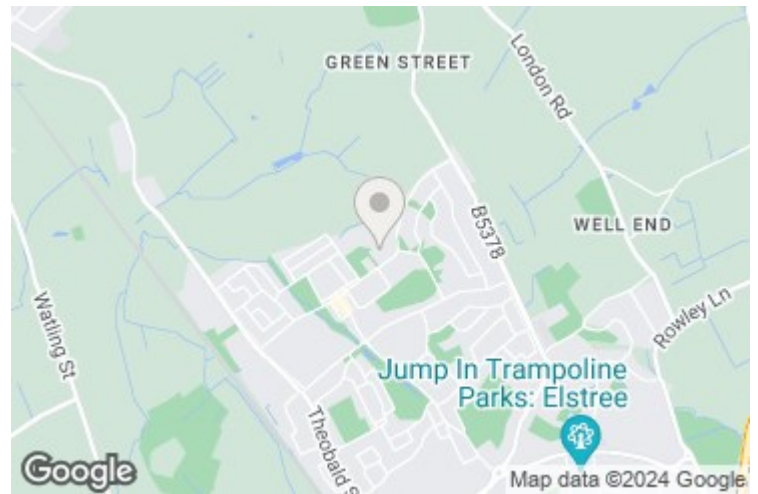
Carpeted flooring, sockets, CH radiator, timber framed double glazed window.

Rear Garden

Patio area, laid to lawn, timber built shed.

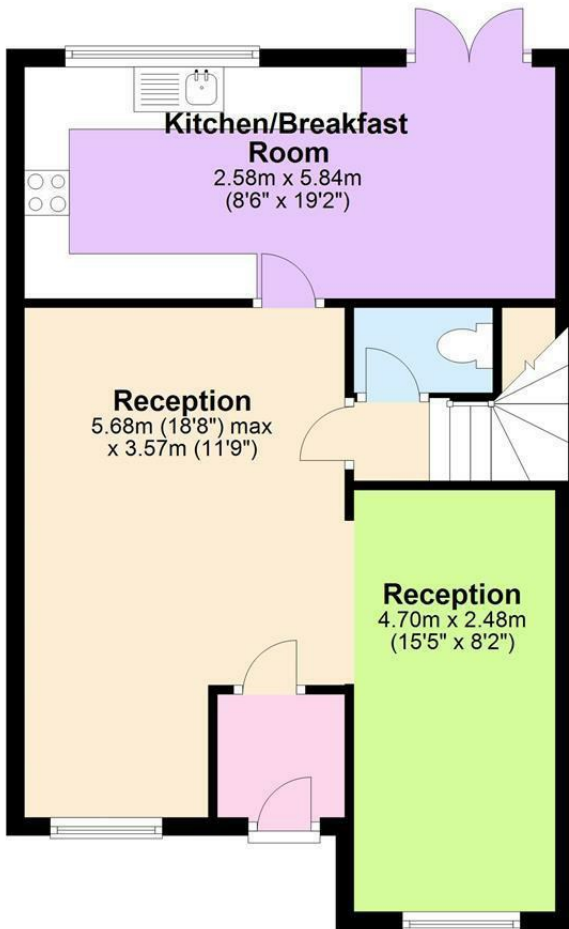
Front Garden

Laid to lawn, driveway giving parking.



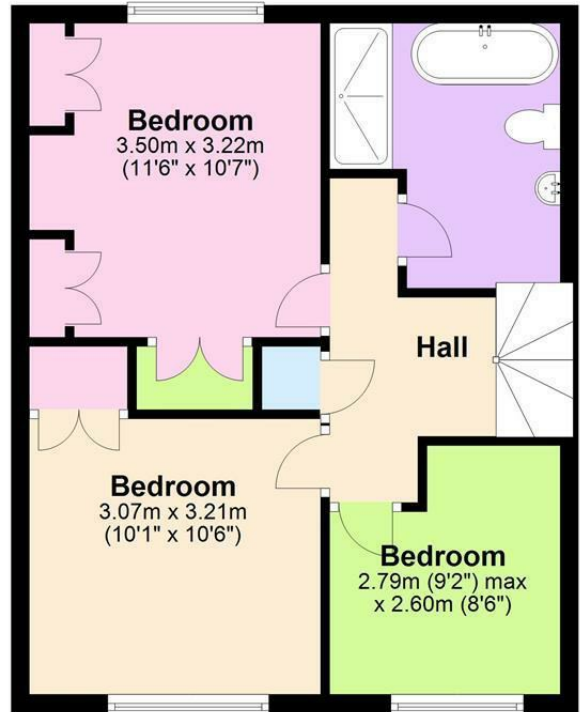
Ground Floor

Approx. 53.0 sq. metres (570.1 sq. feet)



First Floor

Approx. 44.1 sq. metres (474.2 sq. feet)



Total area: approx. 97.0 sq. metres (1044.4 sq. feet)

The measurements given are approximate and are for illustration only. They should not be relied on for valuation. Plan produced using PlanUp.

