



# Simmons Estates

EST: 1996



**Studio Way, Borehamwood,**

**£625,000**

- Four Bedrooms
- Kitchen/Breakfast Room
- Great Condition Throughout
- Single Integral Garage
- Modern Development
- Two Bathrooms (En Suite)
- Large Living Room
- Allocated Parking
- Downstairs Toilet

A four-bedroom house offered in good condition throughout, with an integral garage, good size living room, a low maintenance rear garden and two bath/shower rooms. Situated in this extremely popular development, just a 15-minute walk from town & station, and opposite a playground, the property is perfect for a family. The property has multiple storage cupboards, a spacious kitchen/diner, downstairs toilet and allocated parking.

Please note there is a service charge fee of Approx £320 per year.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		84	94
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
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