



Simmons Estates

EST: 1996



Shelley Close, Borehamwood,

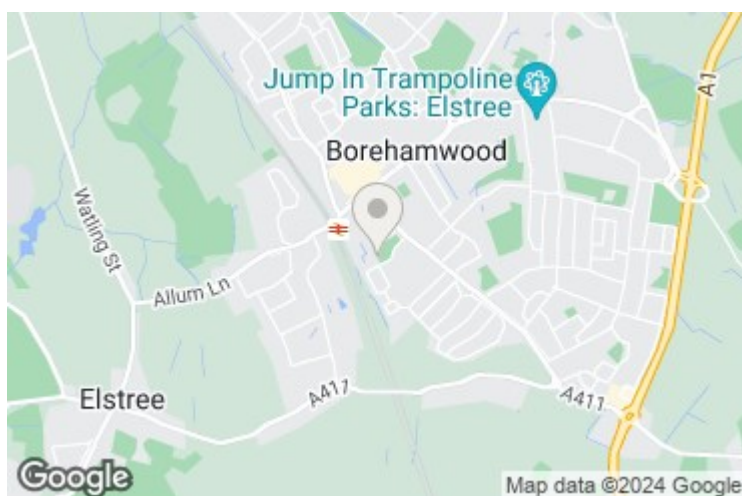
£450,000

- Two Double Bedrooms
- Lounge/Diner
- Two Allocated Parking Sapces
- Sought After Location
- End Of Terrace
- Downstairs Toilet
- Walking Distance To Station
- Potential To Extend STPP

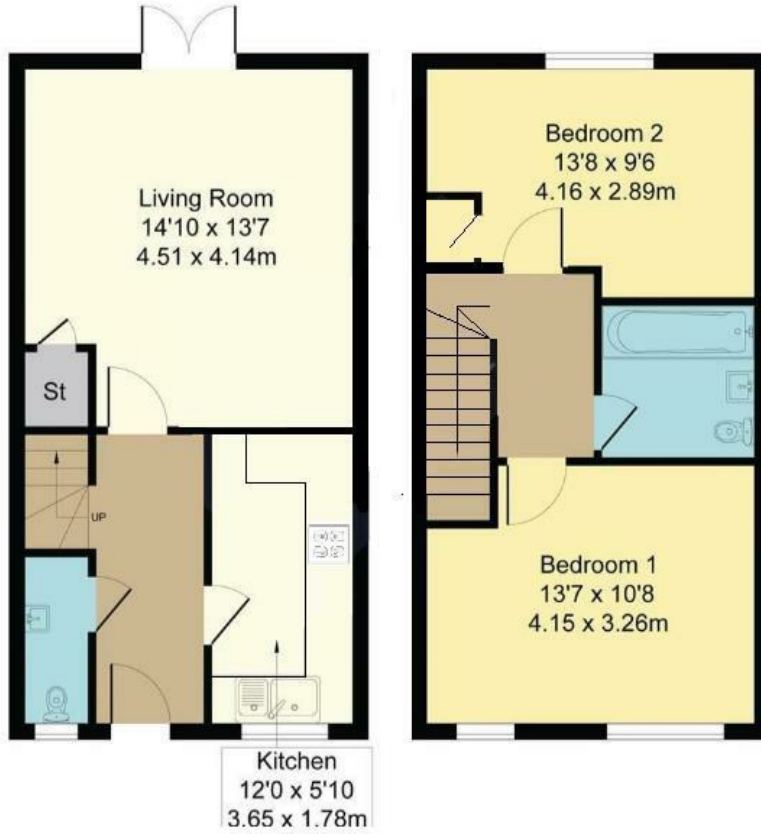
Nestled within a sought-after modern development in Borehamwood, this end-of-terrace house offers a charming living space. The property features a kitchen equipped with a free standing oven, gas hob, while the lounge/diner enjoys abundant natural light through patio doors opening onto a low-maintenance rear garden.

Upstairs, two double bedrooms await, along with a family bathroom. Noteworthy benefits include two allocated parking spaces and the potential to extend both to the rear and into the loft, subject to standard planning permissions.

Conveniently situated for commuters, the property provides easy access to Elstree & Borehamwood mainline station, offering a swift journey into London in approximately 20 minutes. Moreover, the vibrant town center, boasting an array of shops and restaurants, is within close reach, ensuring all amenities are readily accessible.



**Approximate Gross Internal Area
731 sq ft - 68 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			
		76	89
England & Wales	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		