



Simmons Estates

EST: 1996



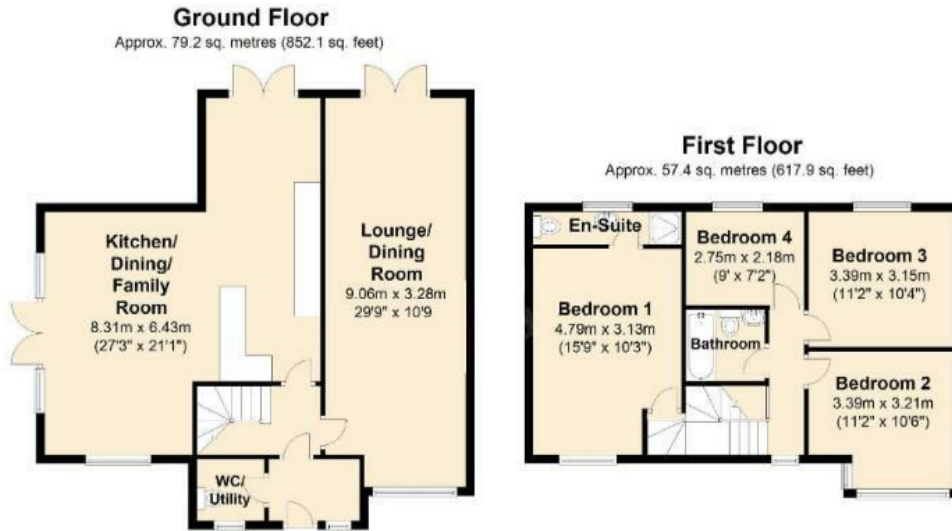
Cardinal Avenue, Borehamwood,

£799,950

- Four Bedroom Semi Detached House
- Two Bathrooms (En-Suite)
- Two Garden Areas
- Sought After Road & Location
- Walking Distance To Yavneh College
- Kitchen/Living/Dining Room
- Largely Extended
- Downstairs Toilet / Utility Area
- Close To Town & Station
- Ample Off Street Parking

Presenting a substantially extended, semi-detached residence nestled on one of Borehamwood's coveted streets. Conveniently located within walking distance of the Town Centre, Mainline station, and the esteemed Yavneh College. This impressive home boasts four bedrooms, including a master with an ensuite, a generous living/dining space, and an inviting open-plan kitchen/dining/family area. Additional features include a guest cloakroom, three further bedrooms, and a family bathroom, all enhanced by double glazing and gas central heating. Offering ample off-street parking, two garden areas, and impeccable interior decor.





For illustration purposes only - not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		69	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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	