



# Simmons Estates

EST: 1996



**Well End Road, Borehamwood,**

**£1,275,000**

- Four Double Bedroom Detached House
- Two Bathroom (En-Suite)
- 130Ft Rear South Facing Garden
- Beautifully Presented Throughout
- Garden Room
- Three Reception Rooms
- Large Open Plan Kitchen/Diner/Living Area
- Separate Utility Room
- Off Street Parking For Multiple Cars
- Air Conditioning

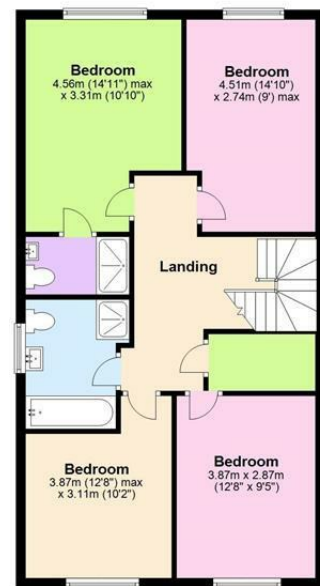
Located in Well End is this beautiful and well presented FOUR bedroom, TWO bathroom detached family home that has been finished to the highest of standards. The accommodation comprises of a large kitchen/dining area/family room, formal lounge leading to a landscaped rear garden of approximately 130 ft. The property also benefits from 4 spacious bedrooms and en suite bathroom to the master suite and a family bathroom. The garage is currently being used as work premises but retains the door and can easily be re-converted if required. The front garden is also landscaped and has off street parking for a number of cars with the addition of an electric car charging port. Also, benefits from a water irrigation system in the lawn and CCTV surrounding the full property and air conditioning units In the bedroom and kitchen/dining area/family room. Internal viewing is highly recommended to appreciate this property's many fine features. Location:- Well End is on the outskirts of Shenley & Borehamwood, close to greenbelt countryside. Within a short drive are local shops, schools and sports facilities, & there is easy access to the A1(M) & M25.



**Ground Floor**



**First Floor**



Total area: approx. 183.0 sq. metres (1969.5 sq. feet)

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

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>68</b>	<b>81</b>
<b>England &amp; Wales</b>		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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