



# Simmons Estates

EST: 1996



## **28 Stangate Crescent, Borehamwood, Herts, WD6 2PX** **£600,000**

A VIEWING IS A MUST FOR THIS SPECTACULAR PROPERTY. Offered Chain free, Contact us today to schedule a viewing.

Located in a quiet street on the coveted south side of Borehamwood, this three-bedroom house epitomizes modern living with its impressive array of features and convenient amenities. Situated in close proximity to A1, M25 and Morrison's with Borehamwood/Elstree Thameslink only a 5 mins drive away, residents can enjoy easy access to shopping and various transportation. Within a short walk of several primary schools, Yavneh College and Sky studios.

The property has been thoughtfully extended to the front, rear, and loft, maximizing space and functionality. With two bathrooms (one en suite). The south-west-facing low maintenance rear garden complete with artificial grass, with no houses backing onto or overlooking the garden. The property is has open views to the front of grass verge and mature trees and is not overlooked by other houses. The front also benefits from gated side access for convenience.

Inside, the accommodation boasts a fully fitted Leich German kitchen, real oak hardwood flooring to the lounge. Off-street parking for two cars.

The loft room, featuring fitted wardrobes and an en suite, provides a luxurious retreat within the home. Additionally, a Six Meter Rear Extension With Velux Electric Windows & Blinds, Complete With Rain Sensors, enhances the living space and offers seamless indoor-outdoor integration.

The property further benefits from a cedar wood garden room with electric fittings. Security is prioritized with CCTV at both the front and rear, complemented by a monitored alarm system. We are informed that full fiber broadband will be coming in May 2024.

7 Shenley Road, Borehamwood, Hertfordshire, WD6 1AA  
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# 28 Stangate Crescent, Borehamwood, WD6 2PX

Approximate Gross Internal Area = 142.6 sq m / 1535 sq ft

Outbuilding = 11.3 sq m / 122 sq ft

Total = 153.9 sq m / 1657 sq ft

(Excluding Eaves)



Illustration for identification purposes only, measurements are approximate, not to scale.  
Floor plan produced by Inventories & Property Services Ltd © 2024 (ID1065940)

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>		72	81
(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			
England & Wales		EU Directive 2002/91/EC	

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