



Simmons Estates

EST: 1996



Woolmer Close, Borehamwood,

£455,000

- Three Bedroom House
- Integral Garage
- Kitchen/Dining Area
- Quiet Cul-de-sac
- Chain Free
- Good Condition Throughout
- Downstairs Toilet
- Utility Room
- Off Street Parking

Located within a tranquil cul-de-sac, this inviting three-bedroom house offers a harmonious blend of comfort and convenience. Maintained in excellent condition throughout, with desirable features including an integral garage, a convenient downstairs toilet, and a spacious kitchen/dining area complemented by a utility room. Enhanced by off-street parking and the added benefit of being chain-free.

Lounge

11'8 x 12'9 (3.56m x 3.89m)



Kitchen

8'2 x 11'3 (2.49m x 3.43m)



Bedroom 1

11'8 x 12'8 (3.56m x 3.86m)



Bedroom 2

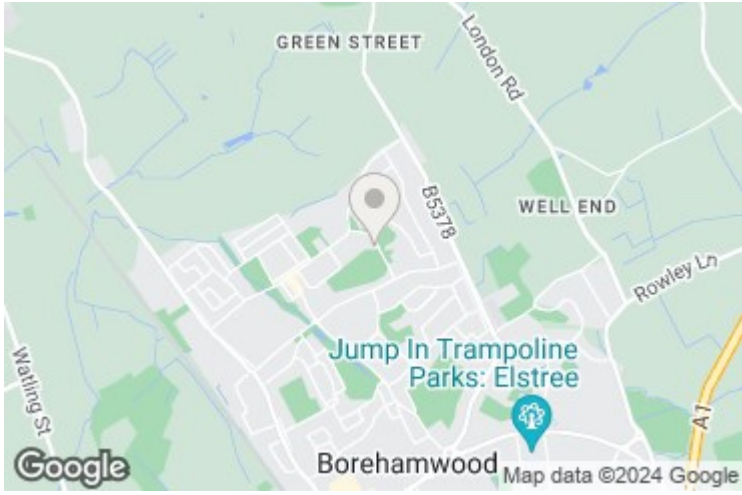
11'8 x 6'11 (3.56m x 2.11m)



Bedroom 3

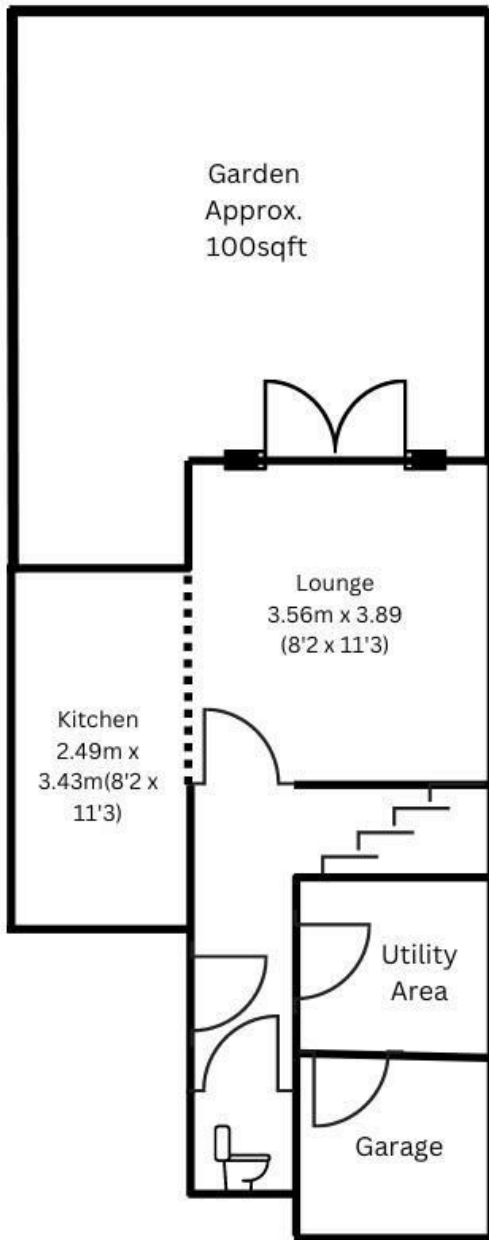
9'2 x 7'6 (2.79m x 2.29m)





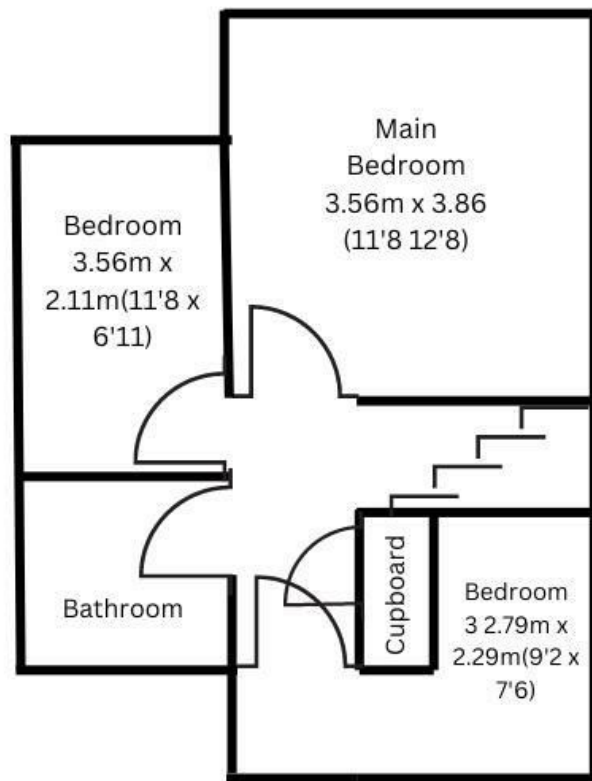
*Drawings are approximate

Ground Floor



Total floor area
87m (936sqft)

First Floor



| 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 | | | |
| England & Wales | | 75 | 86 |
| 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 | | | |