



# Simmons Estates

EST: 1996



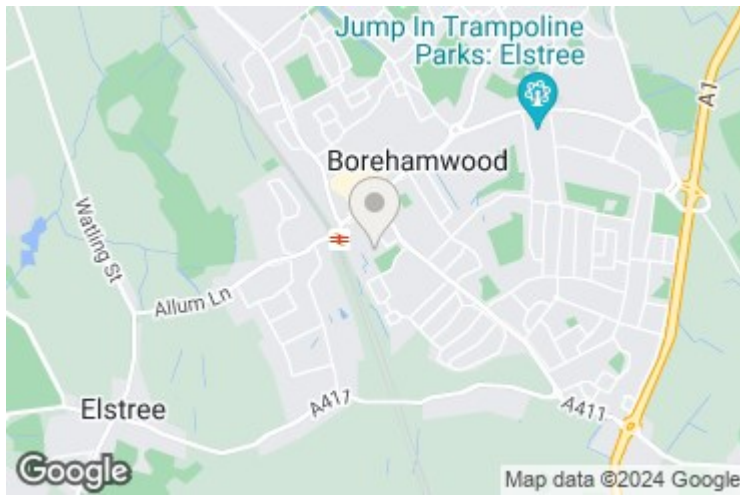
**Siskin Close, Borehamwood,**

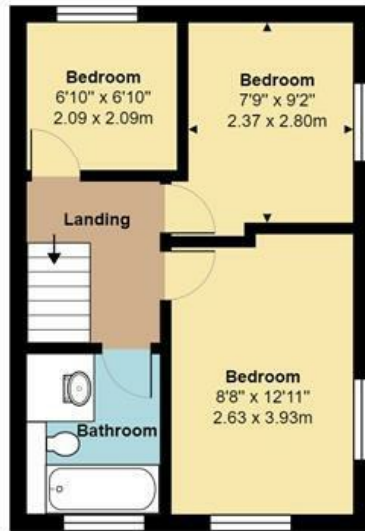
**£500,000**

- Three Bedrooms
- Two Minute Walk To Town & Station
- Open Plan Kitchen/Diner
- Front & Rear Garden
- Chain Free
- End of Terrace ('T' HOUSE)
- Two Reception Rooms
- Separate Garage
- Ample Storage

This property is currently rented. Please note that the photos were taken before the tenancy agreement.

A Three-bedroom end-of-terrace house, strategically positioned just a brief 2-minute stroll from both the bustling town center and the train station. This property offers a wealth of living space, comprising two reception rooms, providing versatility for entertaining or relaxation. The separate kitchen is ideal for culinary enthusiasts, while the inclusion of a garage adds convenience for storage or parking needs. Moreover, the house features a part open-plan lounge, enhancing the flow of natural light and creating a welcoming ambiance.





**First Floor**  
Area: 336 ft<sup>2</sup> ... 31.3 m<sup>2</sup>



**Ground Floor**  
Area: 352 ft<sup>2</sup> ... 32.7 m<sup>2</sup>



Total Area: 688 ft<sup>2</sup> ... 63.9 m<sup>2</sup>

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			87
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		58	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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>			87
(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>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	