



# Simmons Estates

EST: 1996



**Hillside Avenue, Borehamwood,**

**£550,000**

- Three Bedroom Semi Detached House
- South Side Of Borehamwood
- Good Condition Throughout
- Catchment Area To Yavneh & Monksmead Schools
- 10-Minute Walk to Town & Station
- Lounge Through Dining Room
- Kitchen With Utility Area
- Off Street Parking
- Massive Potential to Extend (Subject to Planning)
- Sunny Aspect Rear Garden Backing Onto Fields

Nestled in a sought-after location close to Monksmead and Yavneh schools, as well as being within easy walking distance of the Town and Station, this charming three-bedroom semi-detached family home offers both convenience and comfort. With quick access to London bus routes, commuting couldn't be easier.

Step inside to discover a welcoming ambiance throughout the property. The spacious lounge seamlessly flows into a dining room, bathed in natural light streaming through large sliding patio doors. The kitchen boasts integrated appliances and ample storage space. Adjacent is a convenient utility room, offering easy access to the beautifully landscaped rear garden.

Upstairs, the property features three bedrooms, two of which include fitted wardrobes, providing ample storage solutions. Additionally, there is a family bathroom to serve the needs of the household.

Outside, the property offers a driveway with space for two cars. The delightful garden is a peaceful oasis, overlooking a serene green area adorned with mature trees and vibrant plants, perfect for outdoor relaxation and entertaining.



