



Simmons Estates

EST: 1996



Stanborough Avenue, Borehamwood,

£850,000

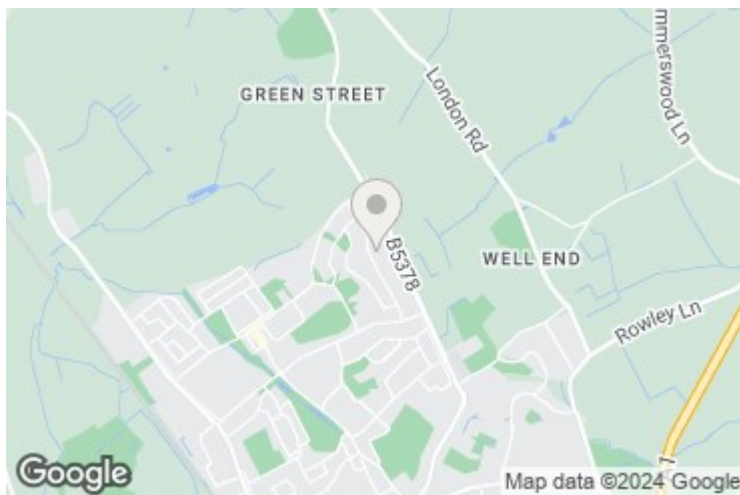
- Four Bedroom Semi Detached
- Two Bathrooms (En Suite)
- Significantly Extended
- Generously Sized Open-plan Kitchen/Living/Dining Area
- Downstairs Toilet
- Four Reception Rooms
- Boasting Close To 1900Sqft Of Internal Living Space
- Spacious Secluded Garden
- Versatile Garden Room
- Short Walk To Local Schools, Shops & Bus Routes

This meticulously maintained four-bedroom semi-detached family home, boasting a harmonious blend of privacy and natural light throughout its living spaces.

The property has been carefully extended to include four reception rooms, offering versatile areas for family gatherings, relaxation, and entertainment. The spacious kitchen, complete with ample storage, serves as a focal point on the ground floor, complemented by a convenient guest W/C. Upstairs, four generously sized double bedrooms await, providing ample space. The master bedroom is particularly notable for its luxurious en-suite bathroom and walk-in wardrobe, adding a touch of sophistication and convenience.

Venturing outside, you'll find a beautifully maintained garden predominantly laid to lawn, with a front decking area ideal for unwinding. Additionally, a substantial outhouse offers flexibility for use as a home office, gym, or extra reception room, catering to various lifestyle needs.

Situated on Stanborough Avenue, the property enjoys excellent transport links to Borehamwood High Street, Elstree, and Borehamwood Station, ensuring convenient access to local amenities and facilities.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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	