



# Simmons Estates

EST: 1996



## **The Campions, Borehamwood,**

**Offers In Excess Of £600,000**

- Extended Detached House with Three/Four Bedrooms
- Spacious Kitchen with Dining Area
- Recently Renovated Family Shower Room
- Downstairs Toilet
- Solar Panels For Energy Generation
- Three Separate Reception Areas
- Secluded South Facing Rear Garden
- Off Street Parking
- Quiet Residential Road
- Chain Free



Don't miss out on this recently listed property, available for the first time since 1987 a truly remarkable opportunity to own a highly desirable exceptionally spacious three/four bedroom detached family home. Nestled within a serene and sought-after modern residential street, this property showcases a spacious plot with front and rear gardens. OFFERED FOR SALE CHAIN FREE.

As you step inside, you're greeted by meticulously designed living space that seamlessly blends style with functionality. Multiple reception rooms, cater to various needs, each offering its own distinct charm. The focal point of the home is the spacious kitchen/diner, where culinary creativity flourishes amidst modern appliances and ample storage. The open-plan layout creates a central hub for family gatherings and everyday meals. The three/four bedrooms provide versatile accommodation options to accommodate your family's requirements, with ample space and abundant natural light. The master bedroom features fitted wardrobes and extra storage for added convenience. The newly renovated family bathroom offers modern elegance. Solar panels ensure energy efficiency, while practical features such as off-street parking and a downstairs toilet enhance everyday living.

Step outside into the secluded sanctuary of the south-facing rear garden, featuring a meticulously manicured space adorned with charming patio areas and vibrant flower beds, ideal for relaxation and outdoor entertainment.

Enjoy the peaceful surroundings while remaining close to essential amenities and transportation options.

### Kitchen/Breakfast Room

10'2" x 23'8" (3.10m x 7.22m)



### Lounge

16'7" x 12'7" (5.07m x 3.85m)



### Conservatory

9'9" x 13'8" (2.98m x 4.19m)



### Reception

16'10" x 7'1" (5.14m x 2.17m)



### Bedroom1

14'9"x 8'4" (4.51mx 2.55m)



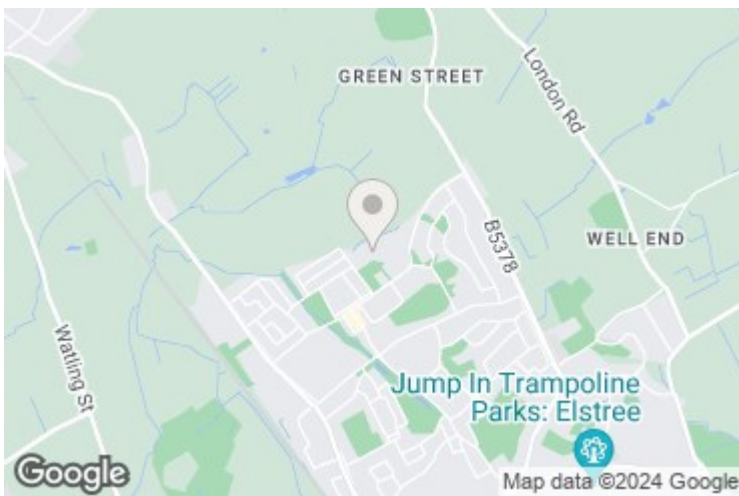
**Bedroom2**

10'0" x 9'3" (3.06m x 2.82m)

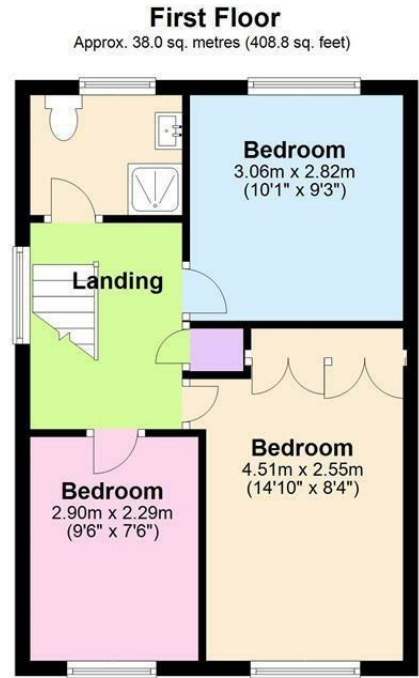
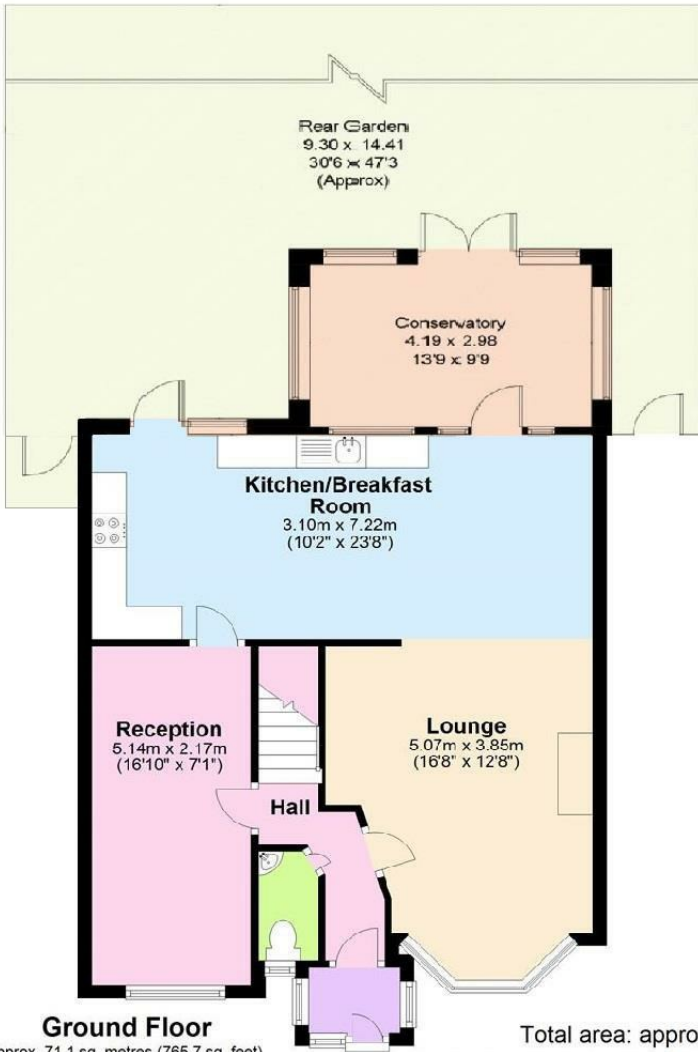


**Bedroom 3**

9'6" x 7'6" (2.90m x 2.29m)







Total area: approx. 109.1 sq. metres (1174.5 sq. feet)

The measurements given are approximate and are for illustration only. They should not be relied on for valuation. Plan produced using PlanUp.

