



Simmons Estates

EST: 1996



20 Woolmer Close, Borehamwood, Herts, WD6 5JZ

£450,000

This rarely available two-bedroom semi-detached house is situated in the quiet cul-de-sac. The property offers a host of features designed for comfortable living and future potential.

As you enter the home, you are greeted by a spacious front reception room, perfect for relaxing or entertaining guests. An additional reception room provides a versatile space that could serve as a formal dining room, home office, or playroom. The separate kitchen is well-appointed, offering ample storage and workspace, and leads directly to the large private wrap-around rear garden, ideal for outdoor dining, gardening, or simply enjoying the outdoors in privacy.

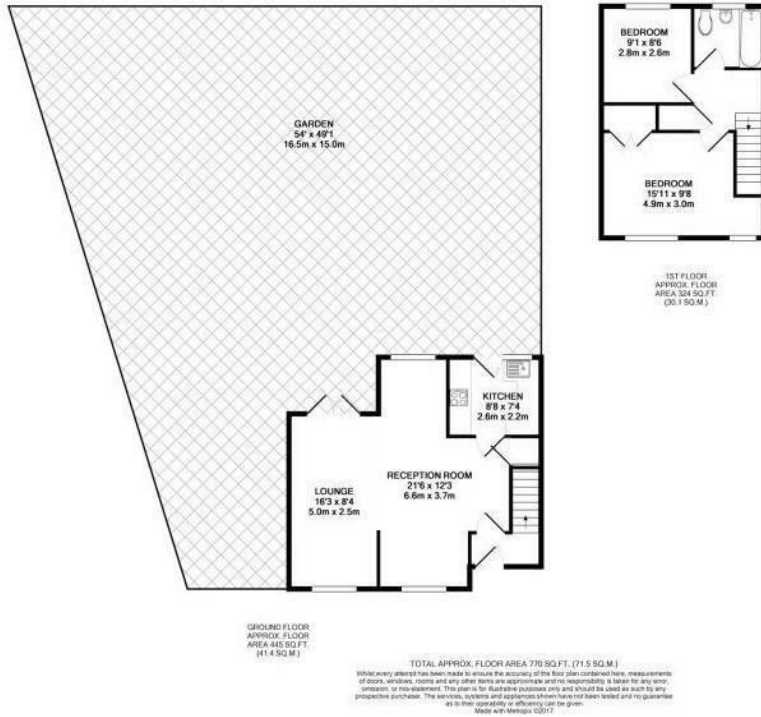
Upstairs, the house features two well-sized double bedrooms, both offering plenty of natural light and ample storage options. The family bathroom is conveniently located and is in good condition, ready to meet the needs of a growing family.

The property also boasts off-street parking, ensuring convenience and security for your vehicle. One of the standout features of this home is its potential for expansion. There is room to extend to the side of the house, subject to planning permission (STPP), allowing for future growth and customization to suit your lifestyle needs.

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| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | 84 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 67 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |