



Simmons Estates

EST: 1996



Theobald Street, Borehamwood,

£450,000

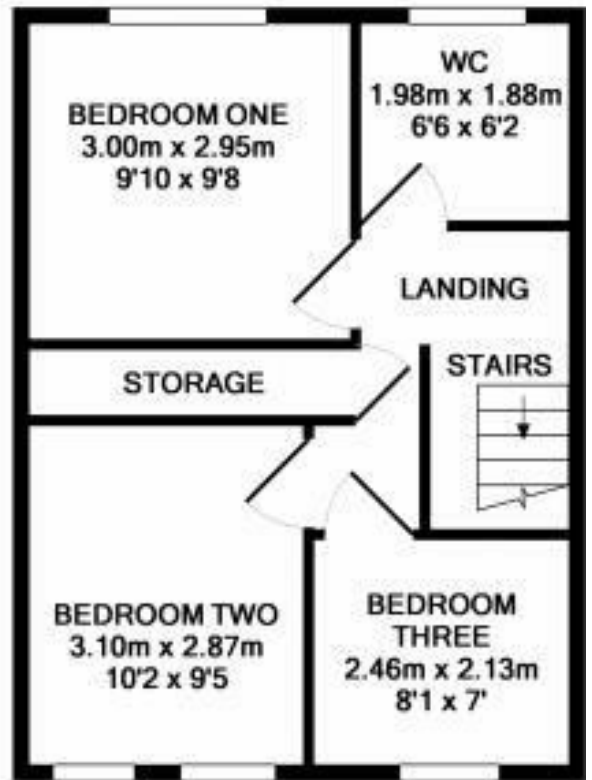
- Three Bedroom House
- Very Good Condition
- Modern Kitchen/Diner
- Close To Shops & Countryside
- Chain free
- Extended Downstairs
- Two Reception Rooms
- Sunny Aspect Garden
- Side Access

A spacious three-bedroom terraced house, presented in excellent condition, featuring a large living room, dining room, and a versatile playroom/study. The property includes a modern kitchen, a sizable rear garden, and a contemporary shower room. Situated a short walk from local shops and bus links, the house offers convenient access to town and the train station. It is also ideally located just a minute's walk from countryside trails. Offered chain-free.





GROUND FLOOR
APPROX. FLOOR
AREA 50.3 SQ.M.
(541 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 33.6 SQ.M.
(362 SQ.FT.)

TOTAL APPROX. FLOOR AREA 83.9 SQ.M. (903 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	85
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			
		41	63
England & Wales	EU Directive 2002/91/EC		