



Simmons Estates

EST: 1996



Croxdale Road, Borehamwood,

£600,000

- Three Double Bedrooms
- Two Reception Rooms
- Front & Rear Garden
- Large Corner Plot
- Solar Panels For Energy Generation
- End Of Terrace 'T' House
- Good Condition Throughout
- **PLANNING PERMISSION HAS BEEN APPROVED**
- Versatile Garden Room With Adjoining Storage
- Off Street Parking For Two Cars

PLANNING PERMISSION HAS BEEN APPROVED for the construction of a single-storey side and rear extension.

This charming end-of-terrace 'T' house offers an ideal living opportunity with three double bedrooms, ensuring ample space for comfortable living. Conveniently located close to the synagogue, schools, and within walking distance of the station, this home provides easy access to essential amenities.

Inside, the property impresses with bright and spacious interiors, creating an inviting atmosphere. Featuring two reception rooms, the property offers versatile spaces for entertainment or relaxation. Maintained in excellent condition throughout, it exudes a welcoming ambiance. Both the front and rear gardens provide tranquil retreats for outdoor enjoyment.

Situated on a large corner plot, the home offers plenty of outdoor space for various activities. A versatile garden room with adjoining storage adds flexibility and utility to the property.

Solar panels ensure eco-friendly and cost-effective living, while off-street parking for two cars adds convenience to daily life. Don't miss out on this exceptional opportunity to make this property your home!





TOTAL APPROX. FLOOR AREA: 1002 SQ.FT. (93.1 SQ.M.)

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 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			
		73	84
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	