



Simmons Estates

EST: 1996



Bullhead Road, Borehamwood,

£650,000

- Three Bedrooms
- Large Through Lounge
- Downstairs Toilet & Utility Room
- Astro Turf & Garden Office
- Southside of Borehamwood
- Extended Semi Detached House
- Great Size Kitchen/Diner
- Beautifully Presented Throughout
- Close To Yavneh College
- Off Street Parking For Two Cars

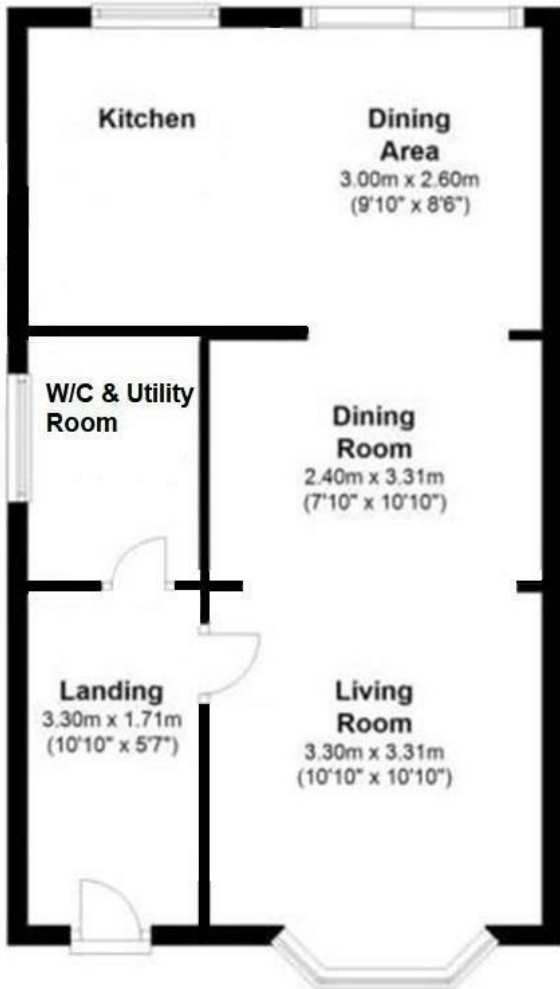
Located on the south side of Borehamwood, this extended three-bedroom semi-detached house is just a short walk from Yavneh College, London bus links, and within a 10-15 minute walk to the town centre and train station. The house is in excellent condition throughout, featuring a spacious downstairs area that includes a large through lounge perfect for family gatherings, a generously sized kitchen/diner with modern appliances and ample storage, a convenient downstairs toilet, and a utility room. Upstairs, there are three well-proportioned bedrooms and a family bathroom, all beautifully presented with attention to detail and quality finishes.

The property has been completely refurbished and now boasts a modern kitchen, a Valiant combination boiler, a full rewire, a boarded loft, and a security alarm system. Brand new double-glazed windows were installed throughout in November 2021 by a FENSA-approved installation company, with certificates available upon request. It also includes security ring cameras and a fitted Ring doorbell Elite.

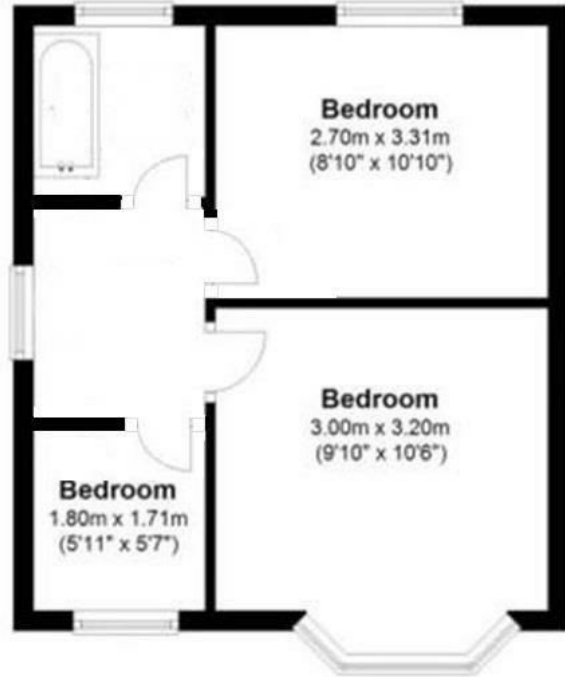
The garden has been upgraded to a high standard with low-maintenance artificial grass, elegant grey square tiling, spotlights, an outdoor hot tap, and electric sockets. Additionally, it features a charming insulated summer house, measuring 5.5m x 3.5m, standing at the maximum legal height of 2.5m. This cabin is fully equipped with air conditioning, ample electrical sockets, electric heating, lighting, and a hard-wired internet connection, making it an ideal space for a gym or garden office. The front of the property offers off-street parking for two vehicles.



Ground Floor



First Floor



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			
England & Wales			78
		52	
		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			74
		45	
		EU Directive 2002/91/EC	