



Simmons Estates

EST: 1996



Whitehouse Avenue, Borehamwood,

£975,000

- Stunning Four Bedroom House
- Open Plan Kitchen with Granite Island/Breakfast Bar
- Three Bath/Shower Rooms
- Large Open Family Living Area
- Office / Play Room
- Extremely High Specification
- Under Floor Heating Throughout Ground Floor & Outbuilding
- Three Reception Areas
- Utility Room & Downstairs Shower Room
- Chain Free

This stunning four-bedroom house, located just a short walk from Yavneh College, the town center, and the mainline station, offers exceptional living. Situated on a sought-after road on the south side of Borehamwood, the property features a spacious open-plan family living area, a beautifully finished high-spec kitchen, and a study/playroom.

The ground floor benefits from underfloor heating throughout, and the home boasts three luxurious bath/shower rooms. Additionally, there is an inviting open-plan lounge area, perfect for relaxation and entertainment.

Externally, the property includes a large outbuilding with underfloor heating and Sky/Virgin points, as well as a driveway accommodating 3-4 cars. Additional highlights include aluminum windows and bi-folding doors, granite worktops and an island breakfast bar, an advanced alarm system and external HD CCTV, a Quooker hot water tap, and wired Sky/Virgin points throughout the home.

Entrance Porch

Aluminium double glazed frosted entrance door through to porch area, tiled flooring, lighting, additional aluminium security entrance door through to

Hallway

Tiled flooring with under floor heating, wall mounted alarm console, spotlighting, under stairs storage cupboard, wall mounted thermostat, sockets, carpeted stairs to first floor landing with glass banisters, door leading to

Study

9'3 x 8' (2.82m x 2.44m)



Carpeted flooring with under floor heating, sockets, aluminium double glazed window to the front, sockets.

Open Plan Kitchen/Family Area

23'10 x 14'8 (7.26m x 4.47m)

Tiled flooring with under floor heating, spotlighting, TV point for both Sky and Virgin Media, sockets, aluminium double glazed bi-fold doors leading to the rear garden, aluminium double glazed window to the rear, range of fitted units both wall mounted and base, ample quartz work surface area, island with quartz worktops and breakfast bar with seating area, integrated induction hob, high end glass fume extractor, integrated dishwasher, integrated electric oven and microwave/grill,

sockets, single bowl sink unit with mixer tap and Quooker hot water tap, space for American style fridge/freezer, spotlighting, large skylight window, door leading to downstairs shower room, door leading to utility room, opening through to



Lounge

18' x 12'9 (5.49m x 3.89m)

Tiled flooring with under floor heating, aluminium double glazed window to the front, TV point for both Sky and Virgin Media, telephone point, sockets, spotlighting.

Downstairs Shower Room



Tiled flooring with under floor heating, wash hand basin with mixer tap set in vanity unit, floating low flush WC, extractor, fully tiled shower cubicle with hand held shower attachment and overhead rainfall shower head.

Utility Room

Range of fitted units both wall mounted and base, ample work surface area, single bowl sink unit with mixer tap, tiled flooring with under floor heating, wall mounted boiler, water tank, space for washing machine, space for tumble dryer.

First Floor Landing

Carpeted flooring, spotlighting, carpeted stairs to second floor landing with glass banisters, doors leading to

Family Bathroom



Tiled flooring, fully tiled walls, low flush WC, wash hand basin with mixer tap set in vanity unit, aluminium double glazed window to the rear, heated towel rail, deep panel bath with mixer tap and hand held shower attachment, spotlighting, extractor.

Bedroom 2

13'5 x 9'7 (4.09m x 2.92m)



Carpeted flooring, aluminium double glazed bay window to the front, CH radiator, sockets.

Bedroom 3

13' x 11' (3.96m x 3.35m)



Carpeted flooring, aluminium double glazed window to the rear, CH radiator, sockets.

Bedroom 4

8'6 x 8'3 (2.59m x 2.51m)



Carpeted flooring, corner aluminium double glazed window, CH radiator, sockets.

Second Floor Landing

Aluminium double glazed window to the side, carpeted flooring, spotlighting, door leading to

Master Bedroom

14'9 x 14' (4.50m x 4.27m)



Carpeted flooring, two velux windows to the front, TV point for both Sky and Virgin Media, aluminium double glazed window to the rear, spotlighting, sockets with USB port, fitted drawer unit, storage cupboard, shelving, low level wardrobes, door leading to

En-Suite Shower Room

Tiled flooring, aluminium double glazed frosted window to the rear, floating low flush WC, fully tiled walls, fully tiled and enclosed bespoke glass shower cubicle with temperature and power settings, large wash hand basin with mixer tap set in vanity unit, extractor, spotlighting, heated towel rail.

Rear Garden

Mostly laid to lawn, a good size patio area, pathway leading to the outhouse with sheltered storage area to the side.

Outhouse

25' x 13'5 (7.62m x 4.09m)



Aluminium French doors leading into the outhouse, tiled flooring with under floor heating, spotlighting, TV point for both Sky and Virgin Media, fitted speakers, wall mounted units, sockets, aluminium double glazed window to the front.

Front Garden

Driveway giving parking for 3/4 vehicles.

Please Note:

The entire property has been insulated externally.

All wiring is hidden throughout the house.

Wireless fob alarm system that can be armed from upstairs and downstairs.

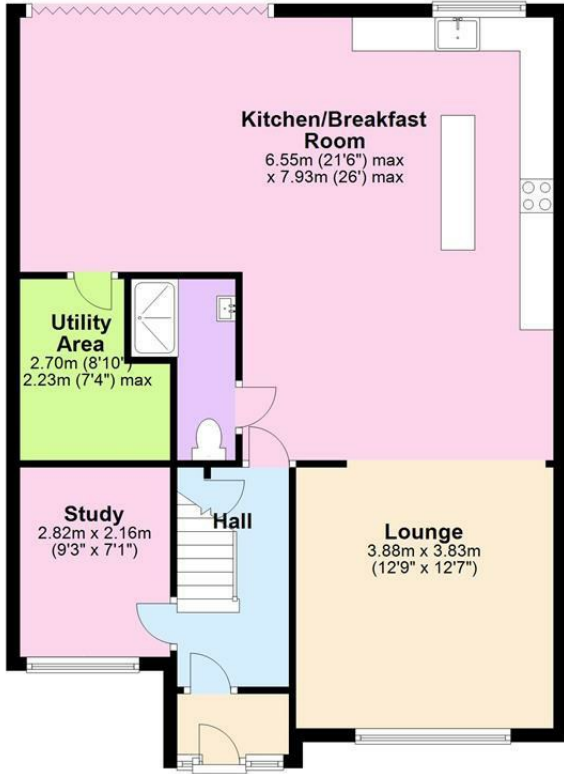
4 x HD external security cameras.

Nest Heating system



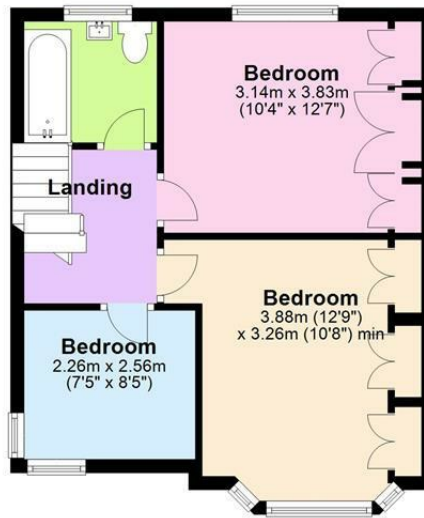
Ground Floor

Approx. 81.5 sq. metres (876.8 sq. feet)



First Floor

Approx. 40.1 sq. metres (432.2 sq. feet)



Second Floor

Approx. 30.0 sq. metres (323.4 sq. feet)



Total area: approx. 151.7 sq. metres (1632.4 sq. feet)

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

