



Simmons Estates

EST: 1996



Hancock Court, Borehamwood,

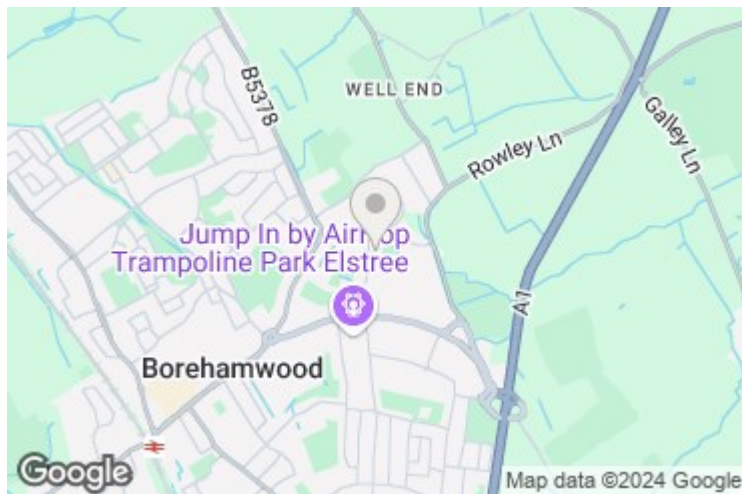
£400,000

- Terrace House
- Large Reception Room
- Private Garden
- Ample Storage
- Allocated Parking
- Two Double Bedrooms
- Seperate Kitchen
- Quiet Cul de Sac
- Good Condition

This well-maintained two double-bedroom house is set within a peaceful cul-de-sac in a sought-after residential development. The property boasts a separate kitchen, a bright and spacious reception room, and a spacious, well-kept garden, perfect for outdoor relaxation.

Upstairs, there are two generously sized double bedrooms, both featuring ample built-in storage, along with a fully tiled family bathroom. Additional benefits include allocated parking for added convenience.

Located on Studio Way, the house is ideally positioned near the vibrant Borehamwood High Street, offering a variety of shops, restaurants, and amenities. It's also just a short distance from Elstree & Borehamwood Thameslink station, providing excellent transport links into London, while the A1 and M25 offer easy access for motorists.





GROUND FLOOR
APPROX. FLOOR
AREA 331 SQ.FT.
(30.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 319 SQ.FT.
(29.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 650 SQ.FT. (60.4 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 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.

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	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		