



# Simmons Estates

EST: 1996



## **Oddesey Road, Borehamwood,**

**Offers In Excess Of £1,200,000**

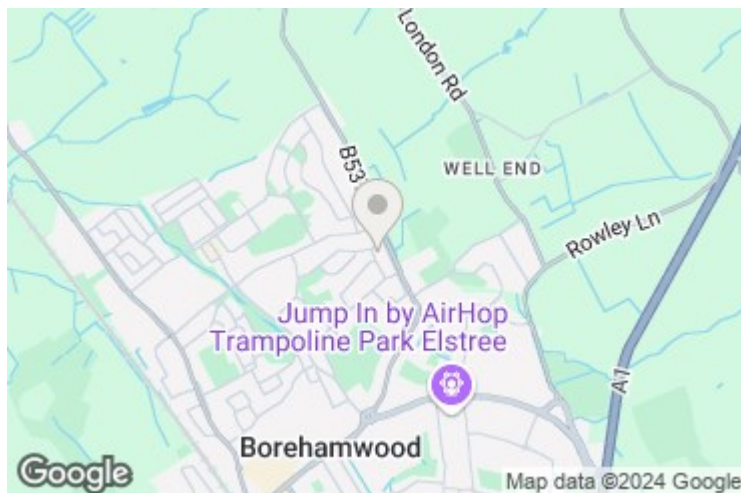
- Substantially Extended To Side, Rear & Loft
- Huge Open Plan Kitchen/Living/Diner Area
- Miele Kitchen Appliances
- Engineered Wood Flooring With Underfloor Heating
- Anthracite Sliding Doors, Skylight & Floating stairs
- Four Double Bedroom Semi Detached House
- Three Italian Fully Tiled Bathrooms (Two Ensuites)
- Bespoke Inbuilt Wardrobes To All Bedrooms
- Bio Ethanol Fireplace
- Off Street Parking For Multiple Cars

This fully rebuilt semi-detached home exudes luxury and sophistication, having been meticulously crafted with premium materials and bespoke finishes throughout. Every detail of this property reflects superior quality, from the Miele kitchen appliances to the bespoke inbuilt wardrobes that feature in each bedroom. The bathrooms are a statement of opulence, with three fully tiled Italian-designed spaces, including two en-suites, offering a touch of elegance and refinement.

The heart of the home is the expansive open-plan kitchen, living, and dining area, which features exquisite quartz work surfaces, a breakfast bar, and a built-in wine cooler, making it ideal for both everyday living and entertaining. Modern design elements such as engineered wood flooring with underfloor heating, a sleek bio-ethanol fireplace, and anthracite sliding doors seamlessly merge functionality with contemporary style. The architectural excellence is further showcased in the Master Suite, which includes a hidden en-suite bathroom, a walk-through bespoke wardrobe, and an additional walk-in wardrobe, creating a personal haven of luxury.

Substantially extended to the side, rear, and loft, this stunning home provides ample space for family living, with thoughtful touches such as a downstairs toilet, a hallway with built-in storage, and elegant floating stairs. The large private garden offers an outdoor retreat, while off-street parking for multiple cars ensures convenience.

Blending thoughtful design, top-tier finishes, and expansive living spaces, this home is the epitome of modern luxury, tailored for individuals or families seeking an elevated living experience.



### Ground Floor

Approx. 100.2 sq. metres (1078.4 sq. feet)



### First Floor

Approx. 66.1 sq. metres (711.2 sq. feet)



### Second Floor

Approx. 38.6 sq. metres (415.9 sq. feet)



Total area: approx. 204.9 sq. metres (2205.5 sq. feet)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		76	82
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		39	84
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		