



Simmons Estates

EST: 1996



Shelley Close, Borehamwood,

£475,000

- Two Double Bedrooms
- Great Size Lounge/Diner
- Beautifully Presented Throughout
- Downstairs Toilet
- Allocated Parking
- End Of Terrace House
- Large Open Plan Kitchen Area
- Planning Permission Granted
- Walking Distance To Town & Station
- Quiet Cul-De-Sac

Situated in a quiet cul-de-sac on the highly sought-after south side of Borehamwood, this beautifully presented end-of-terrace house boasts two spacious double bedrooms and a blend of style and practicality. The inviting lounge/diner provides an excellent space for both relaxation and entertaining, while the large open-plan kitchen, featuring modern finishes and generous countertop space, is perfect for home chefs.

Upstairs, you'll find two well-proportioned double bedrooms, along with a fully tiled family bathroom fitted with contemporary fixtures. The property also benefits from a convenient downstairs toilet, ample storage throughout, and allocated parking. Its prime location, within walking distance to Borehamwood's vibrant town centre and train station, makes it ideal for commuters, all while enjoying the tranquillity of a peaceful residential area. This home truly combines comfort, convenience, and charm.

****Planning Permission Granted**** – Loft conversion to create a habitable room, featuring a rear dormer with a Juliet balcony, a new side window, and three front-facing roof lights.



**Approximate Gross Internal Area
731 sq ft - 68 sq m**



| 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 | | 75 | 88 |
| | 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 | | |