



Simmons Estates

EST: 1996



Almond Way, Borehamwood,

£485,000

- Three Bedroom End Of Terrace House
- Extended Kitchen
- Downstairs Toilet
- Gas Central Heating Installed 2020
- Within A 5-Minute Walk to Town & Station
- Two Reception Rooms
- South Side Of Borehamwood
- Permit Parking & Separate Garage
- Quiet Cul-De-Sac
- Walking Distance To Yavneh & Summerswood

Nestled in a tranquil cul-de-sac on the south side of Borehamwood, this charming end of terrace house presents an ideal family abode. Boasting three generously proportioned bedrooms, this home offers ample space for comfortable living.

The ground floor features two inviting reception rooms, perfect for entertaining guests or enjoying family gatherings. An extended kitchen provides modern amenities and ample storage space. Convenience is key with the inclusion of a downstairs toilet, enhancing practicality and ease of living.

Parking is facilitated with permit parking available, complemented by a separate garage suitable for additional storage or vehicle shelter. Experience the added benefit of the newly installed gas central heating system in 2020.

This property's prime location ensures easy access to amenities, with the town center and train station just a short 5-minute stroll away. Families will appreciate the proximity to esteemed educational institutions such as Yavneh and Summerswood, both within walking distance, adding to the allure of this desirable home.



Approximate Gross Internal Area = 81.7 sq m / 879 sq ft
 Garage = 12.5 sq m / 134 sq ft
 Total = 94.2 sq m / 1013 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<div style="text-align: center;"> 87 68 </div>
(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	