



Simmons Estates

EST: 1996



Kensington Way, Borehamwood,

£420,000

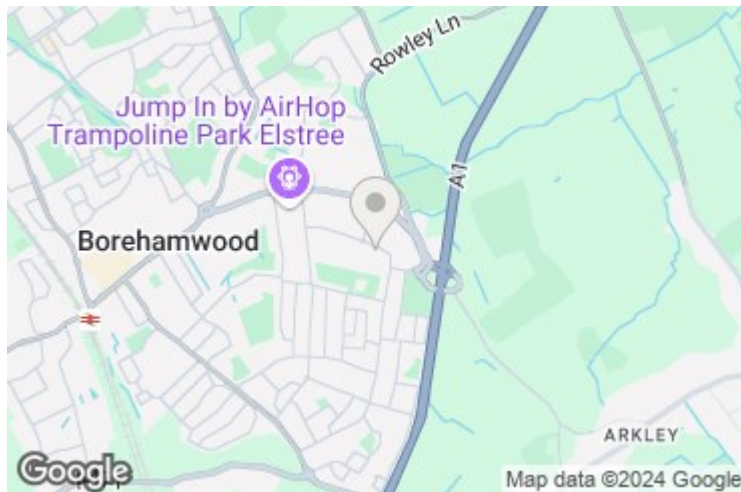
- Two Double Bedrooms
- Bright & Spacious Reception Overlooking Garden
- Fitted Wardrobes
- Separate Well Equipped Kitchen
- South Side Of Borehamwood
- Good Condition Throughout
- Ample Storage
- Downstairs toilet
- Quiet Cul-de-Sac Location
- Off Street Parking

A well-presented two-bedroom terraced house with off-street parking and a delightful private garden, perfectly situated in a quiet, highly sought-after cul-de-sac on the outskirts of Borehamwood. This modern property offers a well-designed living space with key features such as a bright reception room overlooking the garden, a fully equipped kitchen, a first-floor bathroom, gas central heating, double glazing, and generous built-in storage.

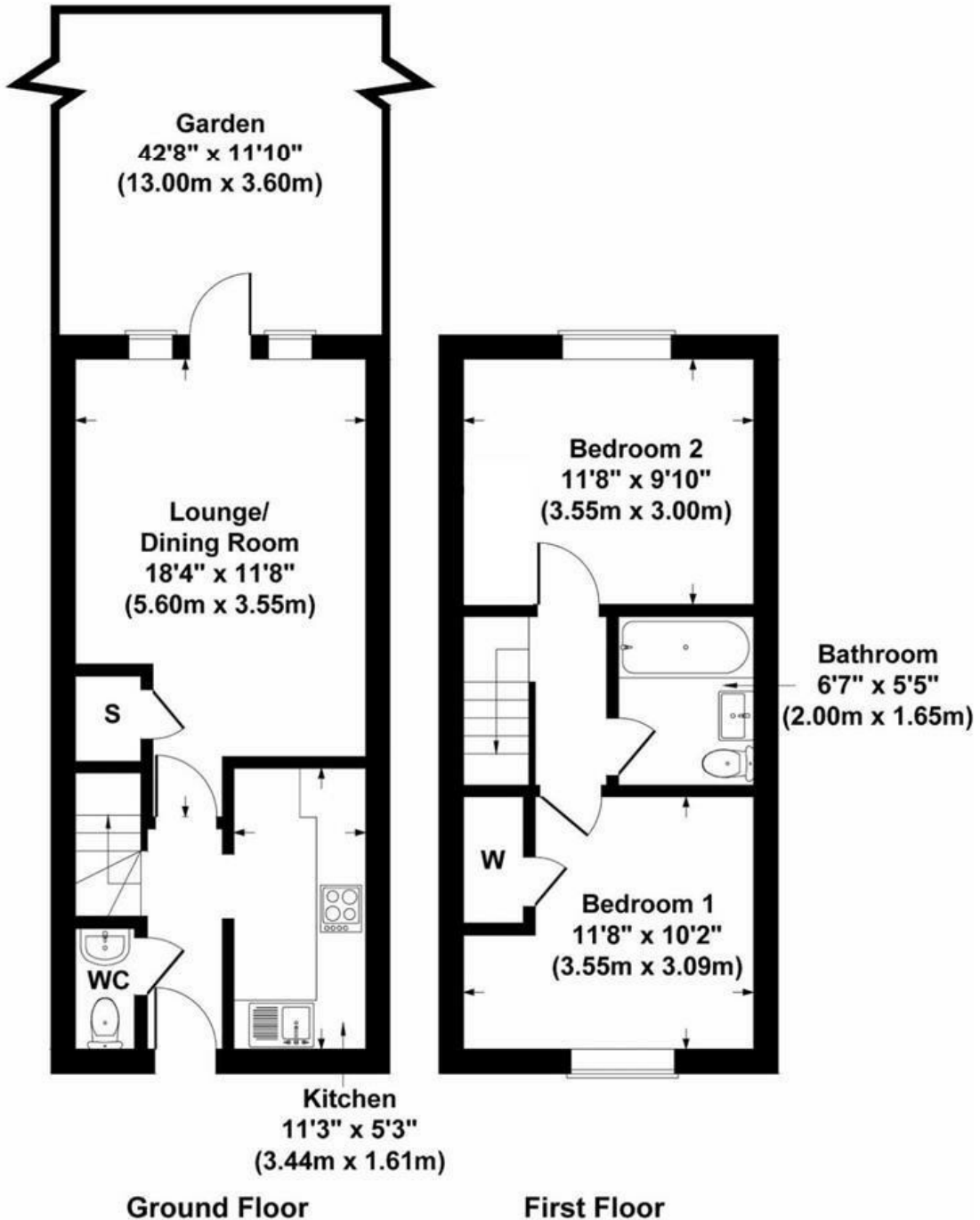
The ground floor includes a welcoming entrance hall with stairs leading to the first floor and a convenient guest WC. The spacious reception room offers a comfortable area for relaxation, with French doors opening directly to the garden. The separate kitchen boasts matching wall and base units, worktops with an inset sink, a gas hob with overhead extractor, an electric oven, and additional appliance space.

Upstairs, there are two generously sized double bedrooms, both with built-in storage, tiled family bathroom.

Located within easy reach of Elstree & Borehamwood station and well-connected by local bus routes, the property also enjoys quick access to the A1 and M1 motorways. The area benefits from a range of shops, amenities, excellent schools, and nearby green spaces.



Gross Internal Area 646 sq ft /60 sq metres



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		72	
(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	