



# Simmons Estates

EST: 1996



**Kenilworth Drive, Borehamwood,**

**Offers Invited £420,000**

- Three Bedrooms
- South Side Of Borehamwood
- Side Access
- Potential To Extend (STPP)
- Off Street Parking
- Two Reception Rooms
- Large Rear Garden
- Downstairs Bathroom
- Chain Free

**\*\*\*CHAIN FREE\*\*\*** This spacious three-bedroom house, located on the desirable south side of Borehamwood, offers comfortable and flexible living. The accommodation comprises off-street parking for two cars, a front reception room, conservatory, downstairs bathroom, and a kitchen. On the first floor, you'll find three double bedrooms.

Additional features include a mature south-facing rear garden of approximately 90 feet, double glazing, and gas central heating. There is also potential to extend, subject to the necessary planning consents.

The surrounding area offers large open spaces at Kenilworth Park, highly regarded primary and secondary schools, including Yavneh College, and local bus services providing transport to Elstree & Borehamwood mainline station. This chain-free home is perfect for those seeking a spacious property with great development potential.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</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>	<b>54</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		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		
England & Wales		EU Directive 2002/91/EC