



# Simmons Estates

EST: 1996



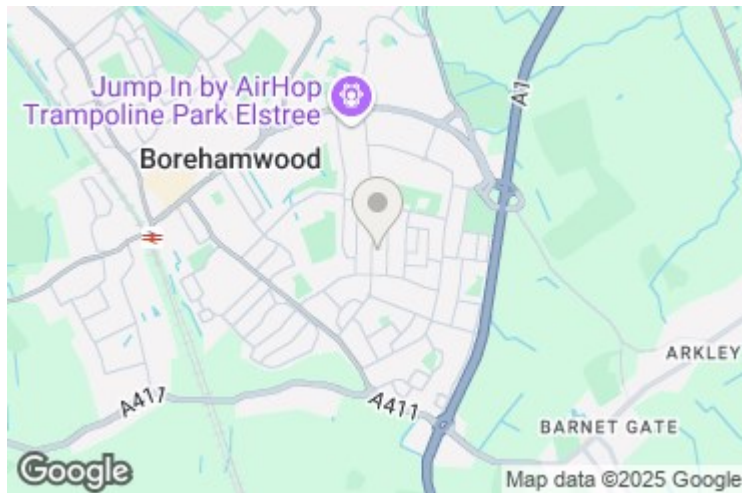
**Manor Way, Borehamwood,**

**£500,000**

- Three Bedrooms
- Two Reception Rooms
- South Side Of Borehamwood
- Stunning Large Rear Garden with Side Access
- Chain Free
- End Of Terrace House
- Downstairs Shower Room
- Conservatory
- Short Walk To Yavneh College & Local Shops

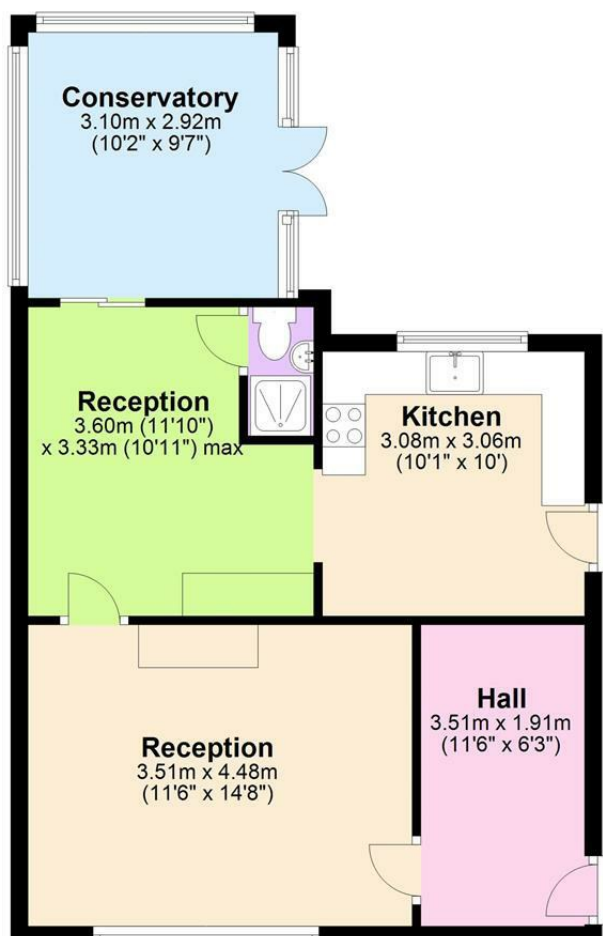
This deceptively spacious three-bedroom end-terrace home is set back from Manor Way, in the highly sought-after 'Southside' of Borehamwood.

The property boasts two generously sized reception rooms, a bright conservatory, and a large, partly fitted kitchen. Additionally, there is a convenient downstairs shower room. Upstairs, you'll find three well-proportioned bedrooms. The well-kept rear garden offers useful outside storage facilities. While the home would benefit from some redecoration, it is equipped with gas central heating and double glazing. A fantastic family home in an ideal location.



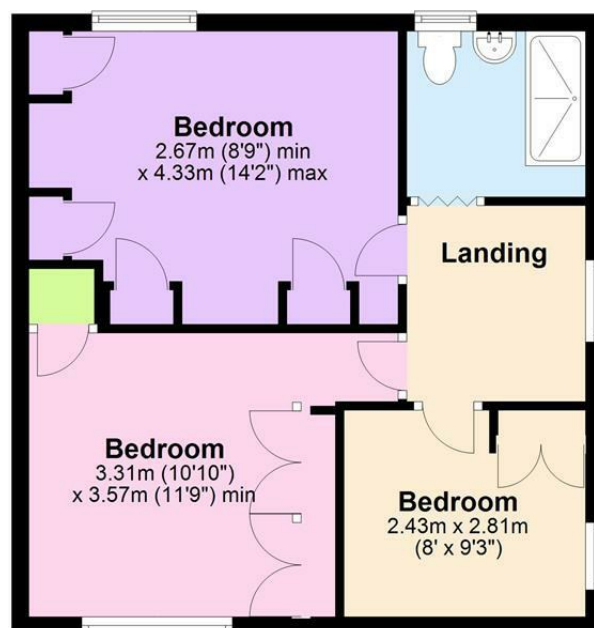
## Ground Floor

Approx. 54.5 sq. metres (586.7 sq. feet)



## First Floor

Approx. 44.4 sq. metres (477.5 sq. feet)



**Total area: approx. 98.9 sq. metres (1064.2 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>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>64</b>	
(21-38) <b>F</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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	