



# Simmons Estates

EST: 1996



**Stevenage Crescent, Borehamwood,**

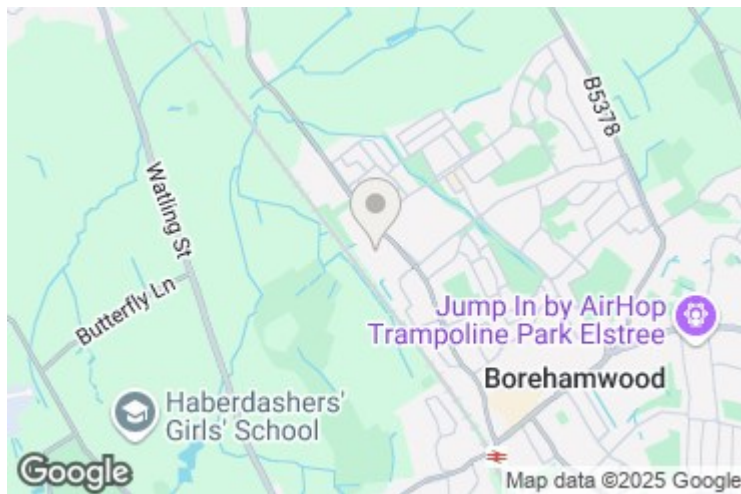
**£480,000**

- Three Bedrooms
- Two Reception Rooms
- Good Condition Throughout
- Separate Utility Room
- Extension Potential Stpp
- Semi Detached House
- Large Kitchen/Diner
- Fully Tiled Bathroom
- 80ft Rear Garden
- Off Street Parking

This well-presented three-bedroom semi-detached house is located in a popular crescent on the north side of Borehamwood, offering easy access to local primary schools, the town centre, station, and shops. The property features an approximately 80ft south-west facing rear garden, with potential for extension (subject to planning permission), and ample off-street parking available.

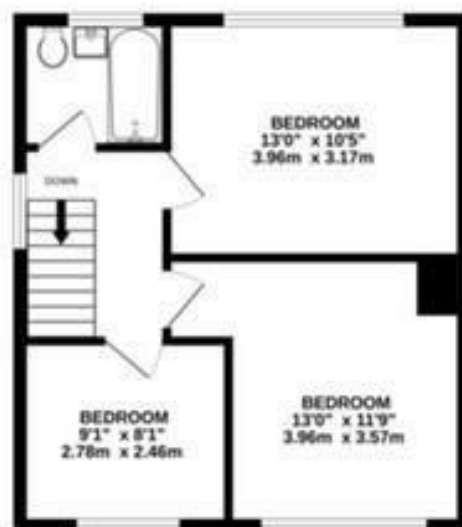
The ground floor comprises an entrance hall leading to a spacious living room, a modern kitchen/diner, and a utility room accessed from an external covered passage. On the first floor, you'll find two double bedrooms, a further single bedroom, and a modern family bathroom.

Elstree & Borehamwood Station, local cafes, restaurants, and walking trails through open countryside are all within easy reach.



GROUND FLOOR  
881 sq ft. (81.9 sq m.) approx.

1ST FLOOR  
425 sq ft. (39.5 sq m.) approx.



TOTAL FLOOR AREA : 1306 sq ft. (121.3 sq m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropack C27025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
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