



Simmons Estates

EST: 1996



Coleridge Way, Borehamwood,

£625,000

- Three Bedroom Townhouse
- Two Reception Rooms
- Moments Walk to Station & Town Centre
- Downstairs Toilet
- Southside Of Borehamwood
- New Family Bathroom & En Suite
- Newly Refurbished
- Large Open Plan Kitchen/Diner/Living area
- Off Street Parking
- Chain Free

This beautifully refurbished three-bedroom townhouse seamlessly combines contemporary design with comfortable living, making it the perfect choice for modern family life.

As you enter, you're greeted by an expansive open-plan kitchen, dining, and living area that creates a fluid space ideal for family gatherings and entertaining. The ground floor also features a convenient downstairs toilet, adding practicality, while new flooring throughout enhances the fresh, inviting atmosphere.

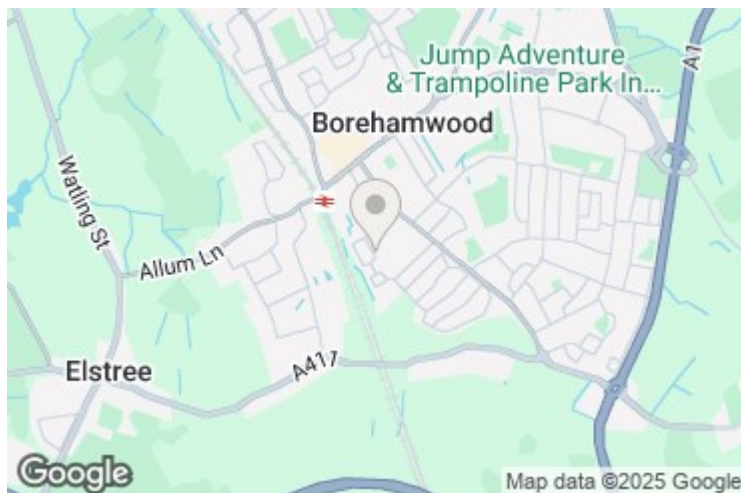
On the first floor, you'll find a spacious reception room offering versatility for relaxation or additional living space, as well as a generously sized bedroom, which can be adapted to suit your needs.

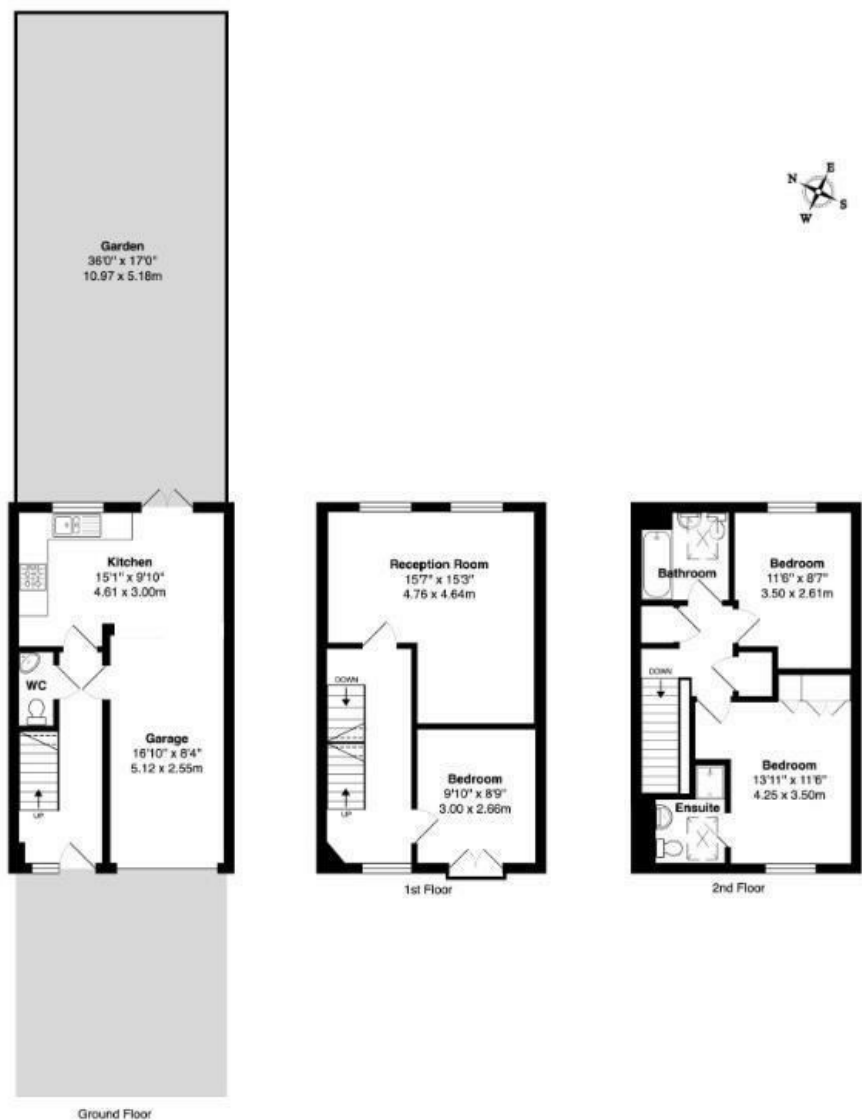
The second floor is home to two well-proportioned bedrooms, including a master suite with fitted wardrobes and a newly installed en suite bathroom. A modern family bathroom is also located on this floor, adding convenience and style.

Externally, the property boasts a private garden with a lush lawn and newly laid patio, providing the perfect setting for outdoor dining and relaxation. Off-street parking adds ease of access and convenience.

Located on the south side of Borehamwood, this home is just a short walk from Elstree and Borehamwood Train Station, offering excellent transport links to London. The area is home to top local amenities, highly regarded schools such as Yavneh College, and a variety of shops, parks, and entertainment options, ensuring a well-rounded lifestyle.

Offered chain-free, this property is move-in ready and presents a fantastic opportunity for those seeking a modern home in a highly desirable location.





Coleridge Way WD6

Total Gross Area: 1182 ft² ... 109.8 m² (excluding garden)

Floor plans are for identification and guideline purposes only, not to scale
CompliantRICS code of measuring practice

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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		73	84
		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	