



Simmons Estates

EST: 1996



Alconbury Close, Borehamwood,

£585,000

- Three Bedroom Town House
- Two Bathrooms (Ensuite)
- Extended On Ground Floor
- Large Master Bedroom With Fitted Wardrobes
- Off Street Parking For Two Vehicles
- Two Reception Rooms
- Beautifully Presented Throughout
- Downstairs Toilet
- Modern Development
- Private Garden With Rear Access

This beautifully extended three-bedroom, two-bathroom property offers over 1,200 square feet of well-proportioned, flexible living space spread across three levels. The home features a rear single-storey extension, creating a bright and modern living environment throughout. Thoughtfully designed and impeccably presented, this home is perfect for family living.

The ground floor includes a spacious entrance hallway leading into a large reception room that seamlessly flows into the extension, offering an open-plan feel with the option of closing doors to create a second reception room. The separate kitchen is equipped with modern appliances, and the ground floor also features a convenient guest WC.

On the first floor, you'll find two spacious, naturally lit bedrooms and a fully tiled, modern family bathroom. The second floor is home to the large master bedroom, which occupies the entire top level. This impressive room benefits from Velux windows that flood the space with natural light. The master bedroom also includes an en-suite bathroom, ensuring privacy and comfort.

Externally, the property offers off-street parking for two vehicles and a private garden with rear access, ideal for outdoor activities or relaxation.

The property is ideally located near several notable attractions, including Borehamwood Shopping Park, home to popular retail brands like Marks & Spencer, Next, and Boots. Elstree Studios, renowned for its movie and TV productions, provides a hub for entertainment enthusiasts. The area is also close to cinemas, restaurants, and other leisure facilities, offering ample opportunities for enjoyment.

This modern development presents an excellent opportunity for families seeking a stylish, well-maintained home with generous indoor and outdoor spaces, all situated in a highly desirable location near key amenities.





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	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	