



Simmons Estates

EST: 1996



Bullhead Road, Borehamwood,

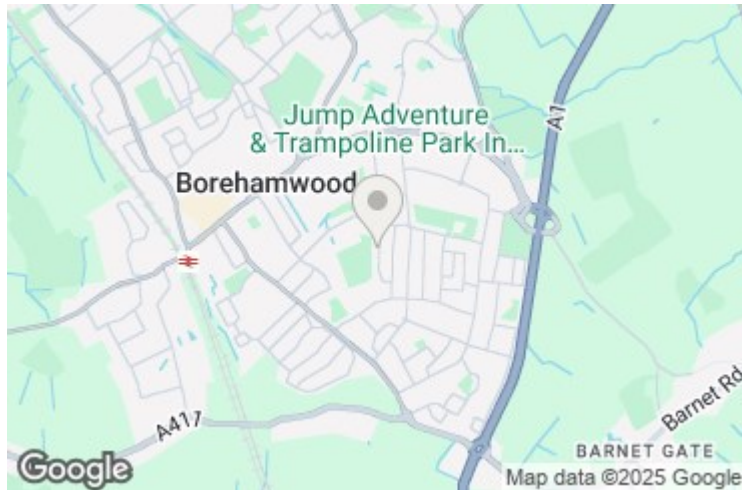
Offers In Excess Of £600,000

- Three Bedrooms
- Two Bathrooms
- Large Through Lounge
- Beautifully Presented Throughout
- Southside of Borehamwood
- Extended Semi Detached House
- Fitted Wardrobes
- Great Size Kitchen/Diner
- Close To Yavneh College
- Off Street Parking For Two Cars

This immaculately maintained three-bedroom semi-detached house, situated on the south side of Borehamwood, offers an ideal location just a short walk from Yavneh College, London bus links, and within 10-15 minutes on foot to the town center and train station. The property is in excellent condition throughout, featuring a spacious downstairs layout with a large through lounge, complete with stunning hard oak wood flooring. The generously sized kitchen/diner is equipped with modern appliances, ample storage, and a convenient downstairs shower room which adds extra practicality.

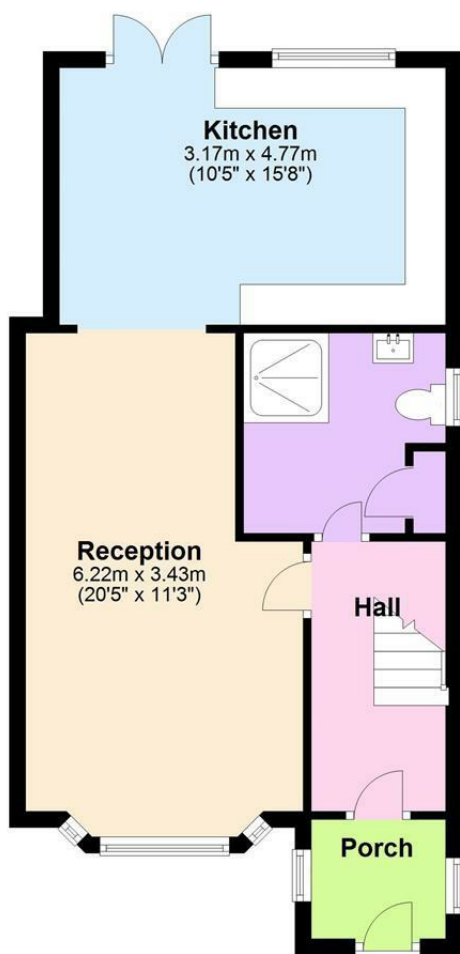
Upstairs, you'll find three well-proportioned bedrooms, all with fitted wardrobes, and a beautifully presented family bathroom. Modern features include an 18-month-old combination boiler, a fully insulated loft, and a security alarm system. The home also boasts brand-new double-glazed windows, installed by a FENSA-approved company just two years ago, with certificates available upon request.

Externally, the property offers a charming garden with side access, along with a summer house that comes with electricity, making it the perfect space for relaxation or additional storage.



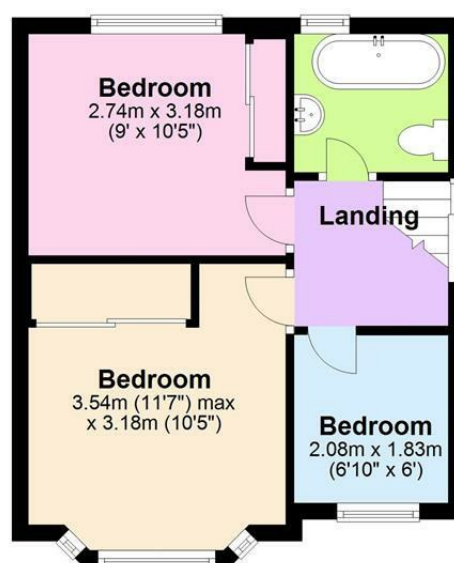
Ground Floor

Approx. 49.0 sq. metres (527.7 sq. feet)



First Floor

Approx. 31.1 sq. metres (334.6 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) 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			
		73	85
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	