



Simmons Estates

EST: 1996



Cardinal Avenue, Borehamwood,

£700,000

- Four Bedroom Semi Detached House
- South-West Facing Garden
- Two Bathrooms (One Downstairs)
- Sought After Road & Location
- Walking Distance To Yavneh College
- Stunning Open-Plan Kitchen/Living & Dining space
- Garage (Workshop & Gym)
- Large Separate Utility Room
- Close To Town & Station
- Off Street Parking

Situated on a sought-after road on the south side of Borehamwood, this beautifully presented four-bedroom, two-bathroom semi-detached home, just a short walk from the high street, train station, and Yavneh College.

As you arrive, you're welcomed by off-street parking and a security solid front door with a four-camera CCTV system offering peace of mind. Side access leads conveniently to the rear garden.

Upon entering the home, you're greeted by a bright, well-maintained hallway leading to a stylish and fully tiled downstairs bathroom. The utility room features a Worcester Megaflo system, alongside generous space, sleek Quartz worktops, and ample storage, all designed for maximum practicality and functionality.

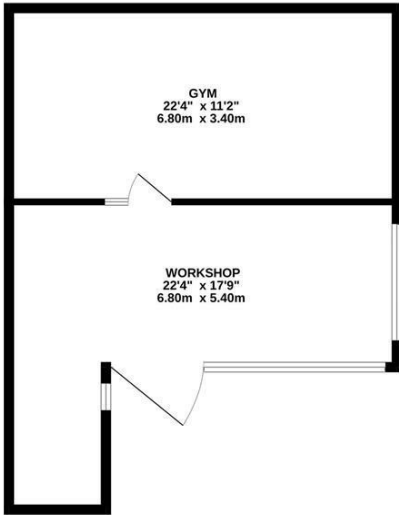
Moving through to the heart of the home, you'll find a stunning open-plan kitchen, living, and dining space—designed with both comfort and entertaining in mind. Solid oak flooring runs throughout, and bi-folding doors open directly onto the rear garden, creating a seamless flow of indoor-outdoor living. The bespoke kitchen is crafted from solid red pine and features luxurious granite worktops, Quartz splashbacks, a double butler sink, two single ovens, a five-ring gas hob, a double extractor fan, and under-counter central heating.

The first floor offers four generously sized bedrooms. Bedroom two includes a contemporary floating bed, while bedroom four is currently set up as a modern home office, complete with built-in desk and shelving. The family bathroom on this level is a standout feature, equipped with a built-in radio, steam sauna, and a multi-function shower with four head settings—your own private spa at home. Additional loft storage, fully boarded and accessed by a ladder.

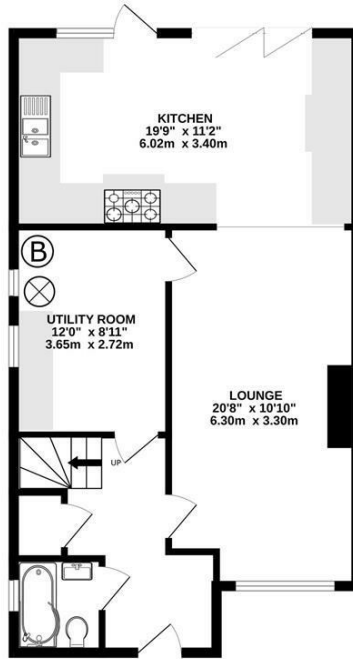
Outside, the generous south-west facing garden is a true extension of the living space. Thoughtfully divided into functional and leisure zones, it features a gym and workshop within the garage, a fire pit and seating area, a children's play space, and even an allotment section.



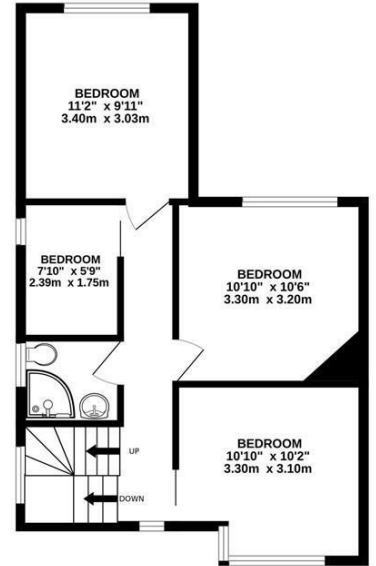
OUTBUILDING
507 sq.ft. (47.1 sq.m.) approx.



GROUND FLOOR
666 sq.ft. (61.9 sq.m.) approx.



1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 1664 sq.ft. (154.6 sq.m.) approx.

Whilst 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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