



Simmons Estates

EST: 1996



Grosvenor Road, Borehamwood,

£750,000

- Two Double Bedroom Detached Bungalow
- Extended To The Side & Rear
- Fitted Wardrobes
- Separate Utility Room
- Beautifully Presented Throughout
- Two Fully Tiled Bathrooms (En Suites)
- Integrated Siemens Appliances
- Large Open Planned Kitchen/Diner
- Additional W/C
- Chain Free

Tucked away in a quiet cul-de-sac on a highly sought-after residential road, this beautifully presented, chain-free detached bungalow offers an exceptional opportunity to own a standout home in a superb location.

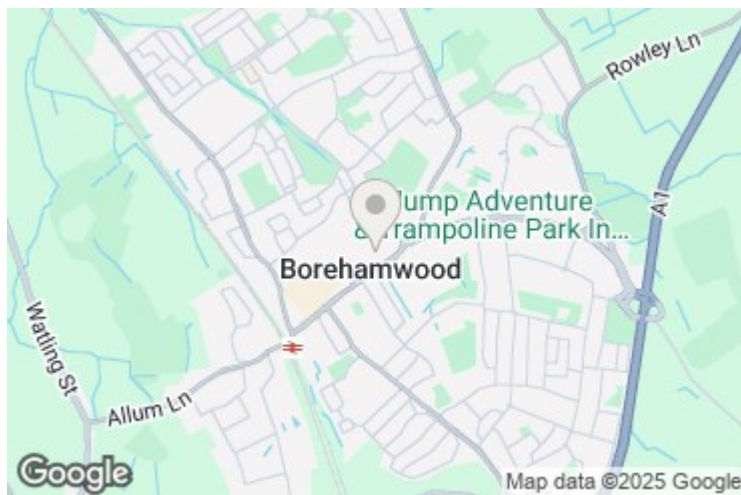
Ideally situated just a short walk from the High Street and only 0.5 miles from the station—with direct access to Central London in under 25 minutes.

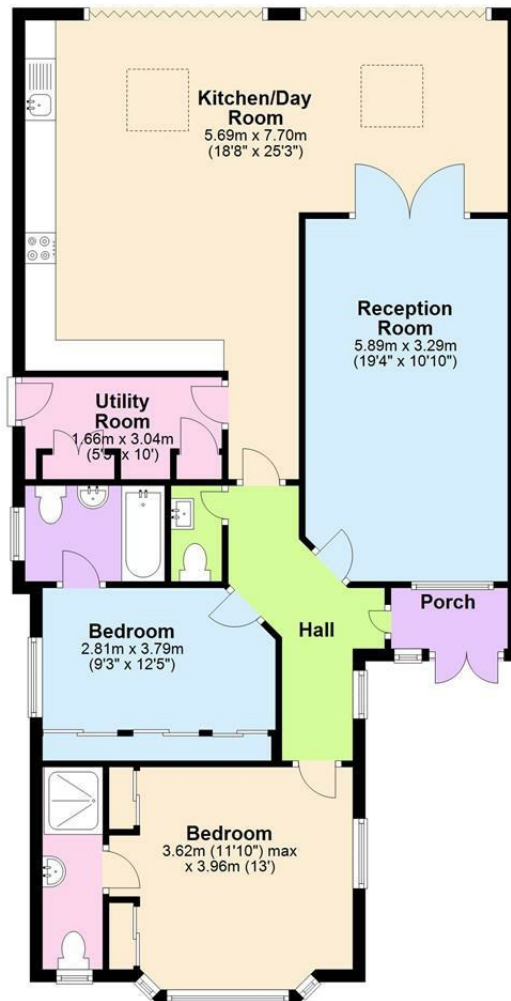
Upon entering the home, you are welcomed by a bright and spacious hallway, complete with built-in fitted wardrobes for convenient storage. The hallway leads to two generously sized double bedrooms, both featuring fitted wardrobes and their own fully tiled en-suite bathrooms. A stylish guest cloakroom is also conveniently positioned off the hallway for visiting guests.

As you continue through the property, you're drawn into the heart of the home—an impressive open-plan kitchen, dining, and living area that has been thoughtfully extended to the side and rear. This stunning space boasts a double-height ceiling, multiple skylights, and large bi-folding doors that flood the room with natural light and create a seamless connection to the private rear garden.

The contemporary kitchen is fitted with sleek cabinetry and integrated Siemens appliances, offering both style and functionality. A separate utility room is neatly tucked away, providing additional practicality and storage.

Externally, the home benefits from off-street parking for multiple vehicles, side access to a generously sized and well-maintained rear garden, and a spacious loft offering excellent potential for conversion into further living space (STPP).





Total area: approx. 105.5 sq. metres (1135.2 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			85
(81-91) B			
(69-80) C		69	
(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