



Simmons Estates

EST: 1996



Coleridge Way, Borehamwood,

£665,000

- Three Double Bedrooms
- Two Reception Rooms
- Beautifully Presented Throughout
- Close To Town & Station
- South Side Of Borehamwood
- Two Bathrooms (En Suite)
- Large Open Plan Kitchen/Diner/Living area
- Downstairs Toilet
- Garage & Off Street Parking
- Underfloor Heating In Conservatory

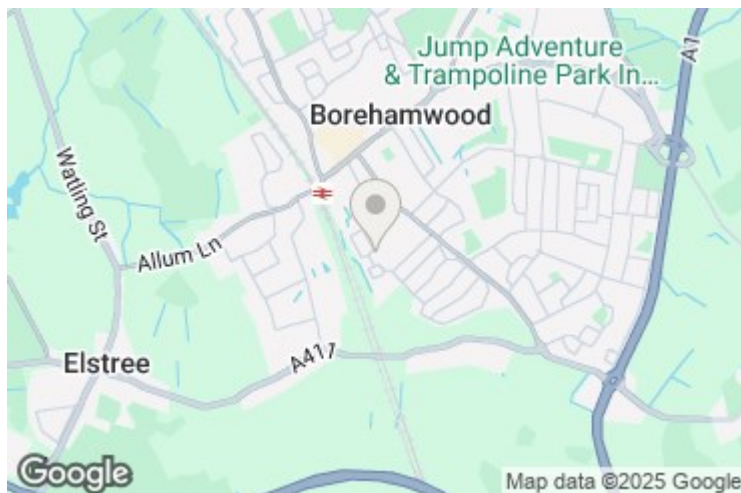
As you step into this beautifully presented and extended three-bedroom townhouse, you're immediately welcomed into a spacious open-plan kitchen and living area. The perfect space for family life and entertaining, the room flows effortlessly into the modern conservatory, which is fitted with underfloor heating, ensuring comfort all year round. There's a convenient downstairs WC, adding practicality to the ground floor.

Heading out to the rear of the house, you'll find a well-maintained, south-east facing garden that offers a private retreat. Backing onto allotments, the garden provides stunning views and is ideal for outdoor living.

Moving to the first floor, you'll discover two generously sized double bedrooms, each offering ample space for family, guests, or even a home office. The family bathroom, finished to a high standard with contemporary fixtures, completes this level, offering a clean and modern space for the whole family.

Ascend to the second floor, where the master bedroom awaits. Spanning an impressive 24ft, this luxurious retreat is designed with comfort and relaxation in mind. Extensive fitted wardrobes provide plenty of storage, while the en-suite bathroom offers a private sanctuary. Large windows flood the room with natural light, creating a tranquil atmosphere, and the stunning views of the surrounding area provide a beautiful backdrop for your restful retreat.

Additional highlights of the property include off-street parking, ensuring convenience for you and your guests, as well as its prime location. Situated just a short walk from Elstree and Borehamwood Train Station, with excellent local amenities, highly regarded schools such as Yavneh College, and superb transport links, this home is perfect for those who need easy access to London. The nearby shops, parks, and entertainment options ensure a convenient and enjoyable lifestyle.





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		