



# Simmons Estates

EST: 1996



**Shenley Road, Borehamwood,**

**£725,000**

- Four Double Bedrooms
- Two Reception Rooms
- Two Fully Tiled Porcelanosa Bathrooms (En Suite)
- Versatile Garden Room
- Huge South East Facing Garden With Side Access
- Semi Detached House
- Large Open Plan Kitchen/Diner
- Underfloor Heating Throughout Downstairs
- Off Street Parking For Multiple Vehicles
- Chain Free

This beautifully presented four-bedroom semi-detached home offers exceptional living space, high-end finishes, and a superb location, just moments from local parks, schools, shops, and transport links. Built just five years ago and still under a 10-year NHBC warranty, this modern family home is offered chain-free and ready to move into.

As you step inside, you're welcomed by a bright and spacious entrance hallway featuring a large built-in storage cupboard—ideal for everyday essentials. The entire ground floor benefits from underfloor heating with individual thermostats for each room, providing comfort and efficiency throughout. A stylish reception room sits at the front of the house, while the heart of the home lies to the rear: a stunning open-plan kitchen, dining, and family space. This contemporary area features a premium Leicht kitchen, complete with Bosch integrated appliances, soft-close cabinetry, and generous worktop space. French doors open seamlessly onto a beautiful 75ft south-east facing garden, featuring a patio area, artificial lawn, and large grassed section. At the rear of the garden, you'll find a versatile outbuilding/garden room with electricity—ideal as a gym, home office, or creative studio. A modern guest cloakroom completes the ground floor.

Upstairs, the property offers four well-proportioned double bedrooms, including a principal suite with a sleek en-suite shower room. Both bathrooms are fully tiled with Porcelanosa finishes, adding a touch of luxury and durability. Externally, there is off-street parking for multiple vehicles and useful side access to the garden. The home is also equipped with a Hive smart heating system and Ring security cameras at the front and rear, offering peace of mind.

Perfectly positioned just a 5-minute walk from Meadow Park, which offers multiple play areas and green open spaces, the property is also close to local shops, popular schools, and excellent transport links into London.



