



# Simmons Estates

EST: 1996

**8 Shelley Close, Borehamwood  
Herts, WD6 2AU**



**£475,000**

## **8 Shelley Close, Borehamwood, Herts, WD6 2AU**

Situated in a quiet cul-de-sac on the highly sought-after south side of Borehamwood, this beautifully presented end-of-terrace house boasts two spacious double bedrooms and a blend of style and practicality. The inviting lounge/diner provides an excellent space for both relaxation and entertaining, while the large open-plan kitchen, featuring modern finishes and generous countertop space, is perfect for home chefs.

Upstairs, you'll find two well-proportioned double bedrooms, along with a fully tiled family bathroom fitted with contemporary fixtures. The property also benefits from a convenient downstairs toilet, ample storage throughout, and allocated parking. Its prime location, within walking distance to Borehamwood's vibrant town centre and train station, makes it ideal for commuters, all while enjoying the tranquillity of a peaceful residential area. This home truly combines comfort, convenience, and charm.



## Approximate Gross Internal Area

731 sq ft - 68 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	88
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	