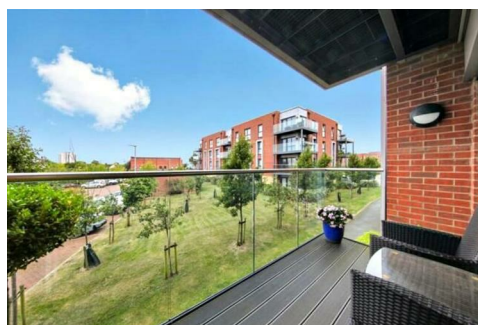




Simmons Estates

EST: 1996



Nuffield House, Borehamwood,

£375,000

- Two Double Bedrooms
- Two Tiled Bathrooms (En Suite)
- Immaculately Presented Throughout
- Modern Development
- Allocated Parking With A Dedicated Bay
- First Floor Apartment
- Large Open Plan Kitchen/Living/Dining
- Private Balcony
- Spacious with Plenty of Storage
- Close To The Town Centre And Amenities

Set within the desirable private Hertsmere Mews development — a peaceful, modern community built by Bellway Homes — this beautifully presented two-bedroom, two-bathroom first-floor apartment offers a generous 754 sq ft of thoughtfully designed living space, making it one of the largest layouts in the building and a true standout in the area.

As you arrive, you're welcomed by an allocated off-street parking space, with ample additional visitor parking available. The development also benefits from EV charging points, a secure video entry system & access to a large, secure outbuilding used for bicycle storage.

Inside, a wide entrance hallway with Amtico flooring and a large built-in storage cupboard sets the tone for this stylish and practical home. At its heart is a bright, open-plan kitchen, living, and dining area, flooded with natural light thanks to floor-to-ceiling windows and patio doors that open onto a generous private balcony with peaceful garden views.

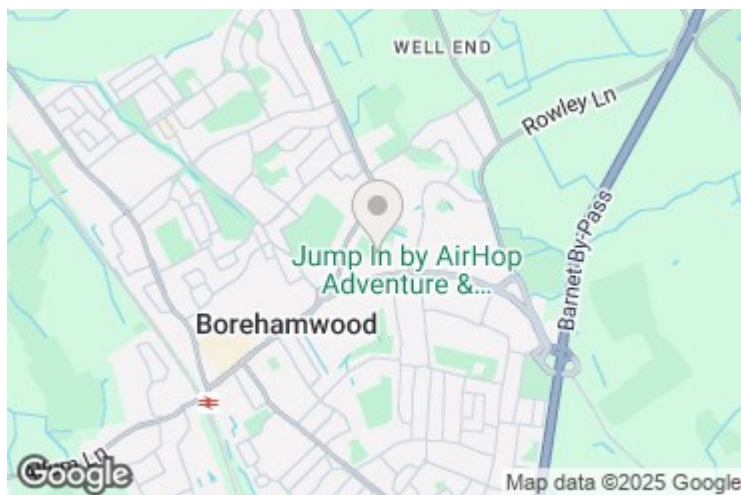
The modern kitchen is finished to an exceptional standard, featuring sleek granite and premium Kourtz worktops, with integrated appliances including an electric hob, fridge freezer, and dishwasher.

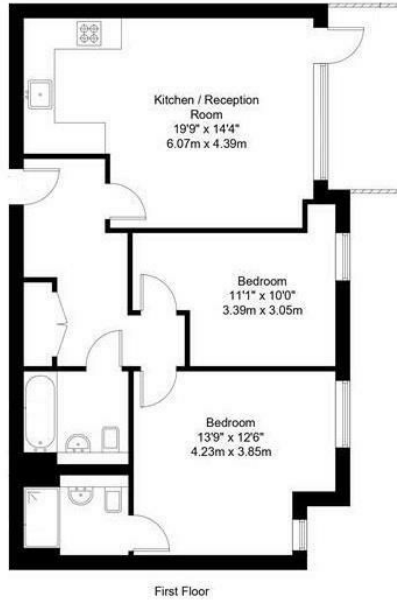
Both bedrooms are spacious doubles with excellent natural light. The primary bedroom includes a bespoke fitted dressing table & a sleek en-suite shower room with full-height tiling. The second bedroom is also fitted with custom wardrobes, making it ideal as a guest room, home office, or second comfortable sleeping space.

The main bathroom mirrors the high standard of the en-suite, complete with stylish tiling, a bath with overhead shower, and quality fittings.

Lovingly upgraded & decorated by the current owner, the apartment has a true showhome finish. Enhancements include upgraded lighting, granite worktops, bathroom tiling, and Amtico flooring throughout the hallway and reception areas.

Modern design, 995-year lease, and standout features make this one of the area's finest homes.





Ref :

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**B L E U
P L A N**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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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	