



Simmons Estates

EST: 1996



Banks Road, Borehamwood,

Offers In Excess Of £300,000

- One Double Bedroom
- Good Condition Throughout
- Studio Way Development
- Quiet cul-de-sac
- External Storage Cupboard
- End Of Terrace House
- Off Street Parking
- Spacious Open-Plan Lounge & Kitchen Area
- New Oak Laminate Floor
- Chain Free

This well-maintained, end-of-terrace one-bedroom house is located in a peaceful cul-de-sac within the popular Studio Way development, presenting an excellent opportunity for first-time buyers or investors.

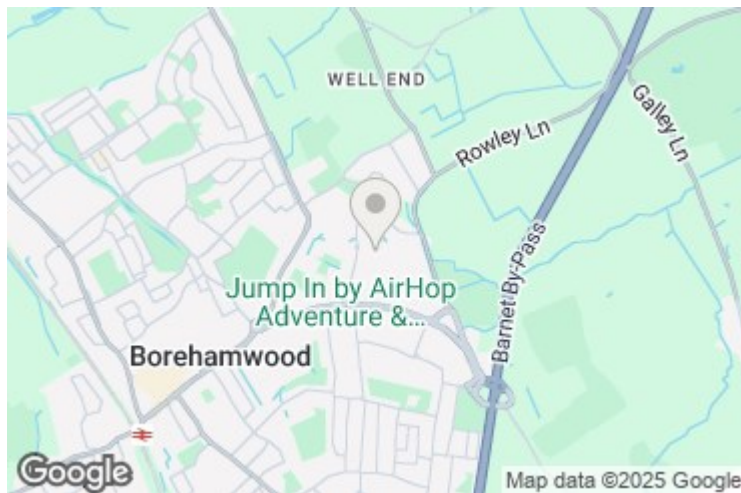
On the ground floor, you'll find a bright and spacious open-plan lounge and kitchen area, featuring a convenient breakfast bar. A walk-in cupboard/larder is located under the stairs, complete with light and power – ideal for storing a fridge/freezer or additional kitchen appliances. The kitchen also includes a cooker, which is only a year old. A new oak laminate floor was installed in the downstairs area just a few months ago, adding a fresh and modern touch.

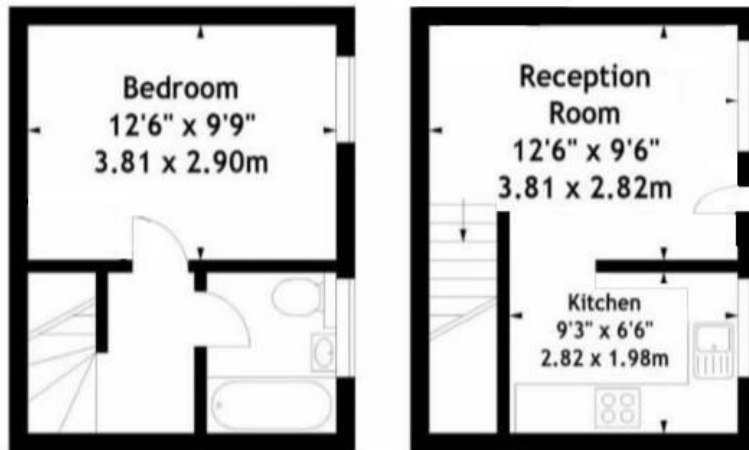
Upstairs offers a generous double bedroom with ample space for wardrobes, along with an airing cupboard for additional storage, and a family bathroom with a shower attachment over the bath.

Further benefits include loft access, a full-height external storage cupboard located just before the front door, and a driveway providing off-street parking for one car.

The property is ideally situated with easy access to local amenities, transport links, and major routes including the M1 and M25, making commuting straightforward.

This chain-free property is ready to move in and located in an excellent area, making it ideal for buyers seeking a hassle-free move.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		60	
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