



Simmons Estates

EST: 1996



58 Stapleton Road, Borehamwood, Herts, WD6 5BW

£575,000

This delightful three-bedroom semi-detached home offers an excellent blend of space, style and practicality. Providing approximately 1,151 sq. ft. of accommodation, the property has been thoughtfully extended to the front and rear, creating a spacious and versatile family home.

The property is approached via a generous driveway providing ample off-street parking for multiple vehicles, with electric points to the front and rear. An extended entrance porch provides a welcoming arrival, complemented by useful under-stairs storage.

The ground floor offers two spacious and versatile reception areas. To the front is a comfortable separate lounge, while the rear opens into the heart of the home – an impressive open-plan kitchen and living area, ideal for family life and entertaining.

The extended kitchen features generous U-shaped worktops, integrated appliances and contemporary finishes. The spacious rear extension with skylights allows natural light to flood the room, while bi-folding doors open directly onto the east-facing rear garden, creating an excellent indoor-outdoor connection.

Further practical features include a separate utility area and convenient ground-floor guest WC.

Upstairs are three well-proportioned bedrooms and a well-appointed family bathroom, with the home well presented throughout.





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	

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