



Simmons Estates

EST: 1996



Manor Way, Borehamwood,

Offers In Excess Of £300,000

- Two Generously Sized Double Bedrooms
- First-Floor Duplex Maisonette
- Modern Fully Tiled Family Bathroom
- Ample Storage Throughout with Additional Storage Shed
- Well-Maintained Communal Gardens
- Contemporary Fitted Kitchen
- Fully Refurbished Throughout
- Private South-West-Facing Balcony
- Long Lease with Peppercorn Ground Rent
- Excellent Local Amenities & Transport Links

A spacious and beautifully refurbished two-bedroom maisonette arranged over two floors, offering approximately 732 sq ft of living accommodation, generous storage and excellent outdoor space in the WD6 area.

The property has undergone a comprehensive refurbishment to a high standard, including a complete electrical upgrade, modern fitted kitchen and family bathroom, improved heating and additional insulation, new flooring, newly plastered walls and FD30 fire doors throughout.

The accommodation comprises an entrance hall with two storage cupboards, a modern fitted kitchen with Bosch gas hob, externally vented extractor, composite 1½-bowl sink, extensive cupboard space and under-cabinet lighting. The separate living room features 12mm engineered parquet flooring with acoustic underlay, built-in illuminated Hampton-style shelving and cabinets, electric fireplace, designer radiator and French-style doors opening onto a private decked balcony.

There are two good-sized bedrooms, both with engineered parquet flooring, thermal insulation to external walls, upgraded radiators and built-in wardrobes/storage. The modern family bathroom is fully tiled and includes a 1700mm bath with pumped shower, vanity unit, illuminated mirror cabinet, WC and heated towel radiator.

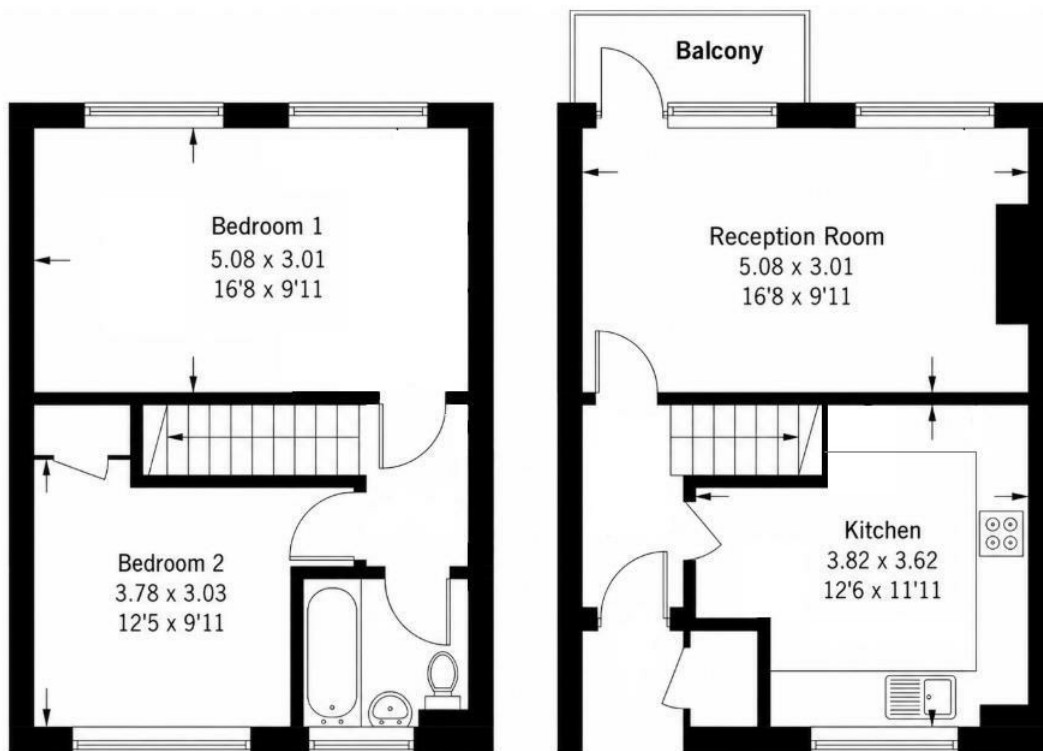
The property also benefits from a large fully boarded loft with folding ladder, power, lighting and shelving, providing excellent additional storage.

Outside is a communal rear garden with a substantial private section measuring approximately 8m x 10m, together with a private storage shed. Free on-street parking is available.

Local amenities are within easy walking distance, including a post office, pharmacy, coffee shop, convenience stores and takeaways, while Tesco, Aldi, M&S and Lidl are all approximately one mile away. Nurseries, primary schools, parks and community facilities are also close by.

The lease was extended in 2022, with approximately 172 years remaining and £0 peppercorn ground rent.





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			
		74	79
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	