



Simmons Estates

EST: 1996



Stapleton Road, Borehamwood,

Offers In Excess Of £600,000

- Four Bedroom House
- Two Reception Rooms
- Downstairs Toilet
- East Facing Garden With Side Access
- Off Street Parking
- Two Bathrooms (En Suite)
- Beautifully Presented Throughout
- Extend To The Rear & Loft Conversion
- Versatile Outbuilding
- CCTV To Front & Rear Of Property

As you step into this impressive home, you are immediately struck by a sense of space, light & thoughtful design. Arranged over three well-planned floors & extending to approximately 1,216 sq ft, the property offers bright, modern interiors perfectly suited to contemporary family living.

The entrance hallway makes a strong first impression, flooded with natural light from a stylish skylight that draws daylight through the heart of the home. To the front of the house is the first of two generous reception rooms, a welcoming and comfortable living space enhanced by a modern electric fireplace.

Towards the rear, the second reception room provides an excellent space for dining or entertaining, enjoying a pleasant outlook over the garden and offering a natural flow. Adjacent is a well-appointed galley kitchen, thoughtfully designed for efficiency with ample storage and worktop space, making it ideal for everyday cooking while remaining connected to the main living areas.

The upper floors continue to impress, with four well-proportioned bedrooms arranged across the first and second floors. The top-floor principal bedroom serves as a private retreat, complete with fitted wardrobes and a contemporary en-suite shower room, providing both comfort and privacy.

Outside, the east-facing rear garden is a real highlight. Designed for low maintenance, it features AstroTurf, making it ideal for year-round use. At the rear of the garden sits a superb outbuilding with bi-folding doors, creating a bright and versatile space suitable for a home office, gym or studio. The outbuilding benefits from its own electric supply and separate fuse board, adding excellent functionality.

Further advantages include off-street parking for two cars, CCTV coverage to both the front and rear providing added security and peace of mind, and Hive heating control, allowing for convenient and energy-efficient temperature management throughout the home.



