



Simmons Estates

EST: 1996



Stainer Road, Borehamwood,

Offers In Excess Of £425,000

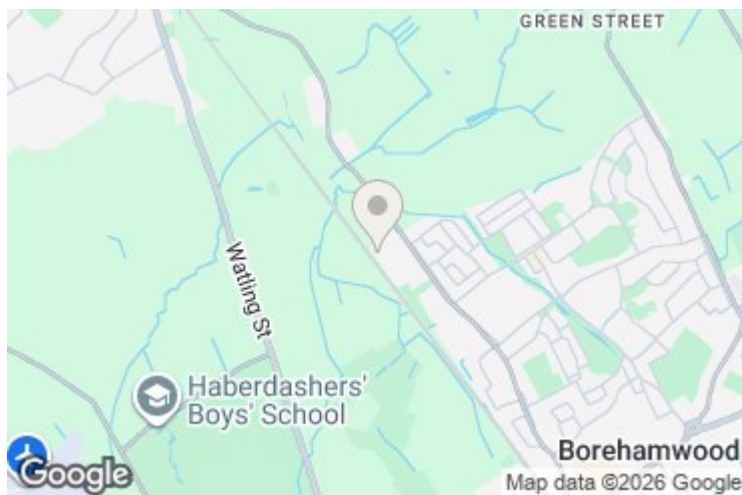
- Three/Four Bedrooms
- Two Reception Rooms
- Two Bathrooms
- Southerly Rear Garden
- Chain Free
- Converted Garage Room
- Large Kitchen/Dining Area
- Quiet Cul De Sac
- Off Street Parking

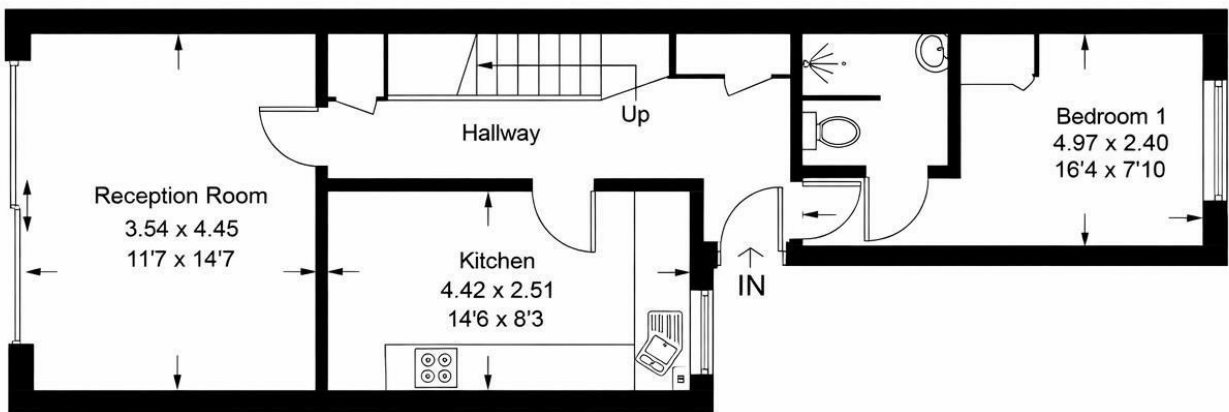
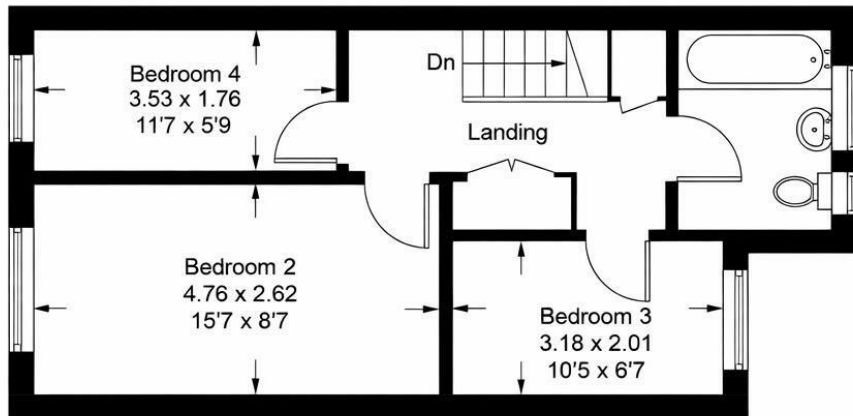
Offered for sale is this four-bedroom terraced family home, nestled on the charming Stainer Road in a quiet cul-de-sac just off Theobal Street. Built in 1976 and extending to approximately 979 sq ft, the property offers generous and versatile living space.

The accommodation comprises two well-proportioned reception rooms, providing flexible space for everyday living and entertaining. The layout is practical and well balanced, offering a comfortable and functional living environment. There are four bedrooms in total, suitable for family occupation or for those requiring additional space such as a home office. The property is further complemented by two bathrooms, offering added convenience.

Externally, the house benefits from off-street parking and a low-maintenance rear garden with a south-easterly aspect, allowing for good natural light.

The location offers convenient access to a number of major road links, including the A1, M1 and M25, along with local bus routes. Borehamwood Thameslink station is easily accessible and provides regular services into Central London. A range of local amenities, schools and green spaces can also be found nearby.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	
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 