



Simmons Estates

EST: 1996



Grosvenor Road, Borehamwood,

£665,000

- Detached
- Two Bathrooms (En Suite)
- Spacious Open Plan Kitchen/Living/Dining
- Separate Utility Room & Downstairs W/C
- Walking Distance To Town & Station
- Three Double Bedrooms
- Three Reception Rooms
- Immaculately Presented Throughout
- Good Size Rear Garden With Astroturf and Side Access
- Off Street Parking For Multiple Cars

This exceptional detached property, nestled in a quiet cul-de-sac on a popular residential road, presents a rare opportunity to own a truly sought-after home. Just a short walk from the High Street and only 0.5 miles from the station, offering access to central London in under 25 minutes. Also, perfectly situated within the catchment area of local schools. With Yavneh high school being within a 5 minute walk from the property.

Elegantly presented throughout, the property offers three spacious double bedrooms and Two contemporary bathrooms, one of which is a luxurious en suite. The expansive open-plan kitchen, living, and dining area is the heart of the home, filled with natural light from multiple skylights, creating a bright and welcoming space perfect for both relaxing and entertaining.

The bungalow also features versatile reception rooms, a separate utility room, and a convenient downstairs W/C, ensuring every need is met. Outside, the generous rear garden with low-maintenance astroturf and side access provides an ideal setting for outdoor enjoyment. Off-street parking for multiple cars adds to the convenience, and additional storage in the loft enhances the practicality of this outstanding property.

Within walking distance of highly regarded schools such as Yavneh and Monksmead, it offers a peaceful and family-friendly environment.

Living Room

Kitchen Dining room

Bedroom Main With Ensuit

Bedroom 2

Bedroom 3

Bedroom 4

Bathroom

W/C

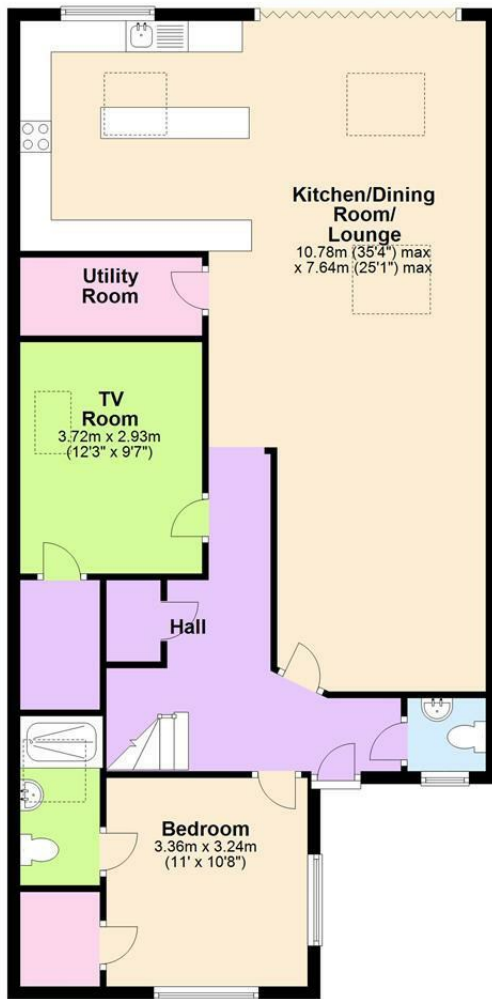
Garden

Driveway



Ground Floor

Approx. 106.4 sq. metres (1144.9 sq. feet)



First Floor

Approx. 28.9 sq. metres (311.2 sq. feet)



Total area: approx. 135.3 sq. metres (1456.1 sq. feet)

The measurements given are approximate and are for illustration only. They should not be relied on for valuation.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		69	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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		
		