



Simmons Estates

EST: 1996



169 Bullhead Road, Borehamwood, Hertfordshire, WD6 1RQ

£650,000

Located on the highly sought-after south side of Borehamwood, this beautifully presented & substantially improved extended three-bedroom semi-detached family home offers stylish, contemporary living within easy reach of Yavneh College, local amenities, London bus links, the town centre & mainline station.

Having been extensively refurbished by the current owners, the property is ready to move straight into. The ground floor offers bright and spacious accommodation, comprising an impressive through lounge ideal for both relaxing & entertaining, a generous kitchen/dining room fitted with modern units, integrated appliances and ample storage, together with a convenient ground floor cloakroom & separate utility room.

Upstairs, there are three well-proportioned bedrooms served by a fully tiled family bathroom, with the property finished to an exceptional standard throughout.

The home has benefited from a comprehensive programme of improvements, including a modern fitted kitchen, Vaillant combination boiler, complete rewire, security alarm system and a boarded loft providing excellent additional storage. In November 2021, brand-new double-glazed windows were installed throughout by a FENSA-approved installer, with certification available. Further security features include Ring cameras and a hard-wired Ring Doorbell Elite.

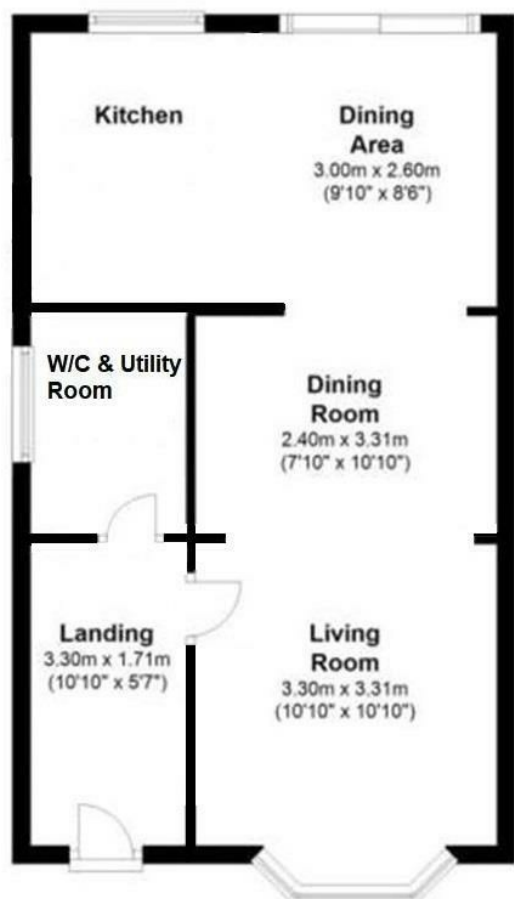
The landscaped rear garden has been designed for low maintenance, featuring artificial lawn, contemporary porcelain-style paving, outdoor lighting, external power points and a hot water tap. A standout feature is the fully insulated garden office, measuring approximately 5.5m x 3.5m. Equipped with air conditioning, electric heating, hard-wired internet, multiple power sockets and lighting, it provides an ideal space for home working, a gym or studio.

To the front, the property benefits from a private driveway providing off-street parking for two vehicles.

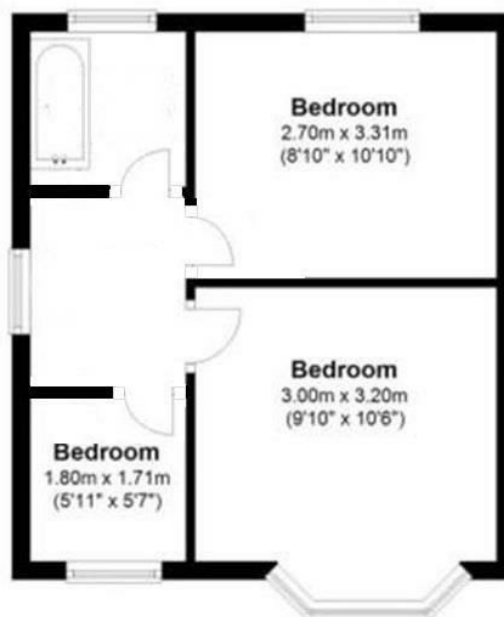
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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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