Simmons Estates

EST: 1996

Lullington Garth, Borehamwood,

£645,000

- Three Bedroom Semi-Detached Property
- Within Walking Distance Of The Train Station
- Modernisation Required Throughout
- Generous South-Facing Garden
- Just A Short Walk to Yavneh College & Yavneh Primary School
- Sought-After South Side of Borehamwood Location
- Significant Potential To Extend & Enhance (STPP)
- Situated On One Of Borehamwood's Most Desirable Roads
- Off-Street Parking & Separate Garage
- Chain Free

Situated on one of Borehamwood's most desirable roads, on the highly sought-after south side of town, is this three-bedroom semi-detached property offering an increasingly rare opportunity to acquire an unextended home with significant potential to modernise, enhance and extend, subject to the necessary planning permissions (STPP).

The property requires modernisation throughout, providing an excellent opportunity for a purchaser to create a home to their own specification. With the property remaining largely unextended, there is considerable potential to increase the existing accommodation and create a substantial family home, subject to planning permission.

The ground floor currently provides a reception room together with kitchen accommodation, while the first floor comprises three bedrooms and a family bathroom.

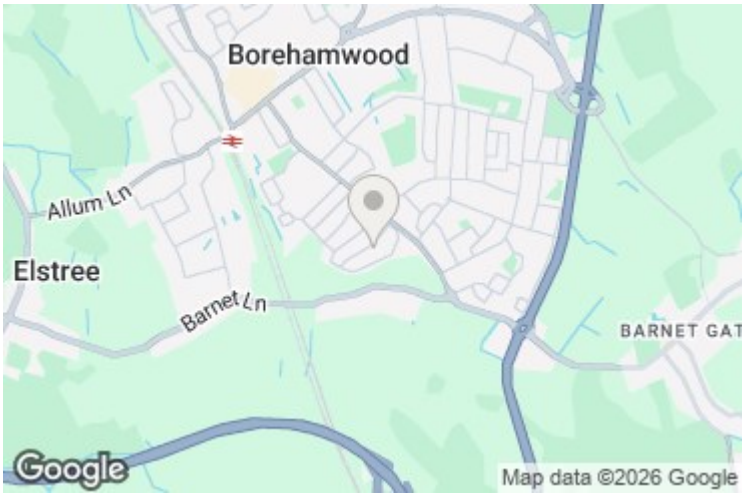
A particular feature of the property is the generous south-facing rear garden, offering excellent outside space as well as further potential to complement any future extension of the house.

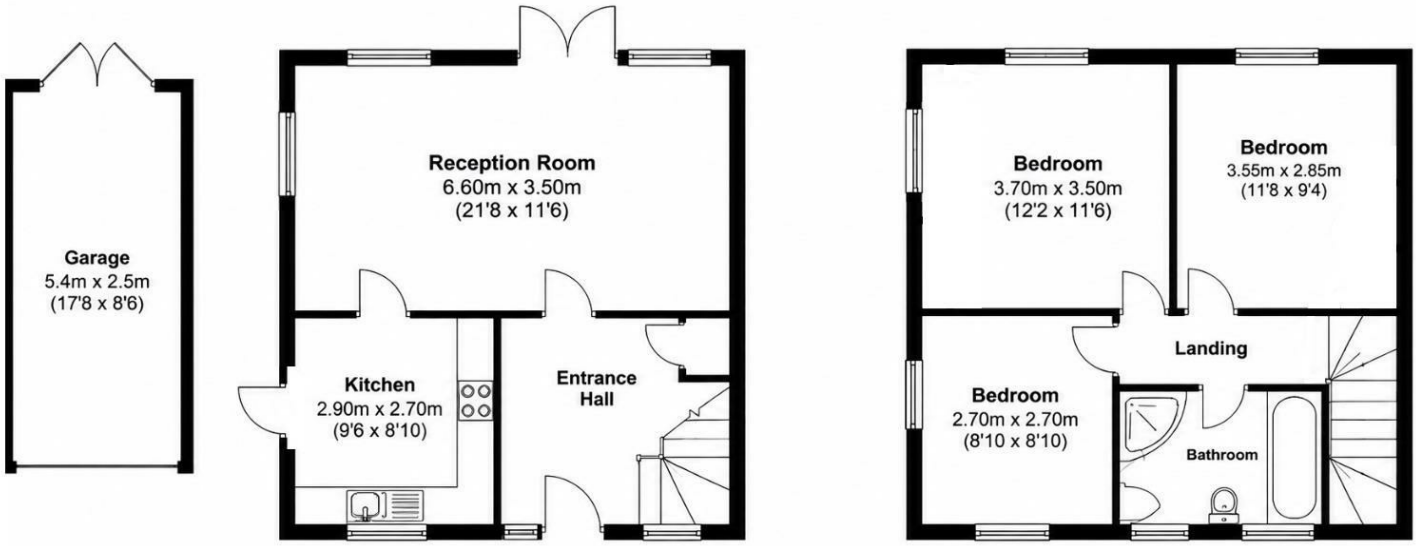
To the front, the property benefits from off-street parking, together with a separate garage, providing useful additional parking and storage.

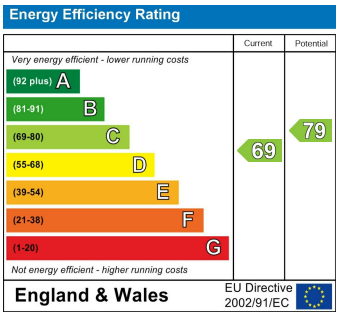
Lullington Garth is exceptionally well positioned for local amenities and transport links, with Elstree & Borehamwood Thameslink Station within walking distance. The property is also just a short walk from Yavneh College and Yavneh Primary School, making the location particularly convenient for families.

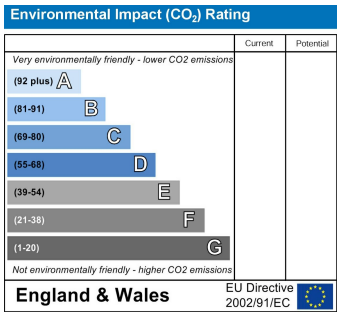
Offering a combination of a sought-after south Borehamwood location, generous plot and substantial potential, opportunities of this nature are becoming increasingly difficult to find.

The property is offered to the market chain free, and early viewing is highly recommended to appreciate both the location and the potential on offer.









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