# Simmons Estates

EST: 1996

## Alban Crescent, Borehamwood,

**£475,000**

- Three Well-Proportioned Bedrooms
- Spacious Kitchen/Dining Area
- Convenient Side Access
- Potential to Extend (STPP)
- Generous Living Room
- Large South-Facing Rear Garden
- Quiet Location
- Ample Storage Throughout

Situated in the quiet and well-established Alban Crescent in Borehamwood, this attractive three-bedroom family home offers spacious accommodation, excellent storage and a large south-facing rear garden, with further potential to extend (STPP).

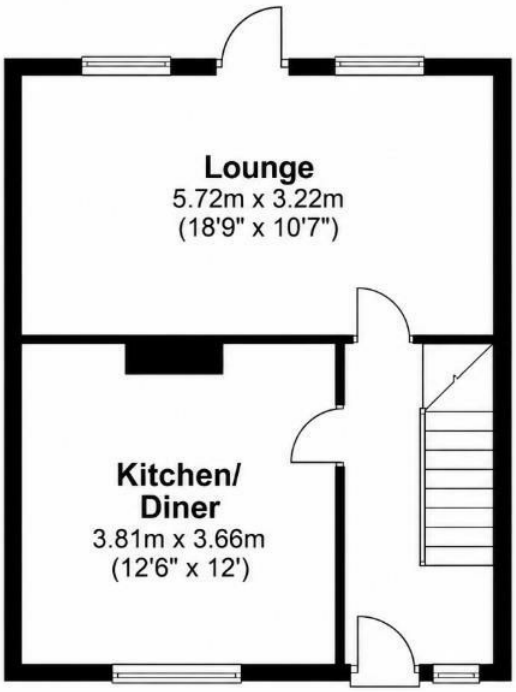
To the front of the property is a spacious kitchen/dining area, offering plenty of room for family dining and everyday living. To the rear, the generous living room provides a comfortable and welcoming space for relaxing and entertaining, with direct access to the garden.

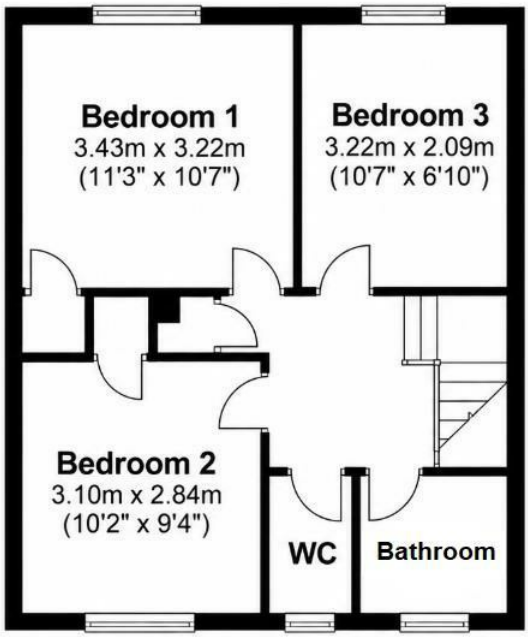
Upstairs, the property comprises three well-proportioned bedrooms, together with the family bathroom. The home also benefits from ample storage throughout, adding to its practicality for family living.

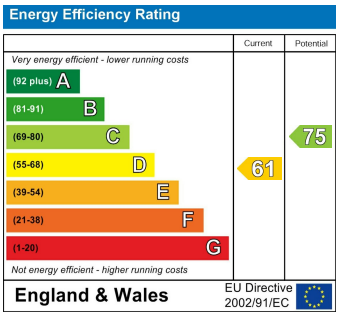
One of the standout features is the large south-facing rear garden, offering an excellent space for outdoor dining, entertaining and children's play. Convenient side access provides easy access between the front and rear of the property.

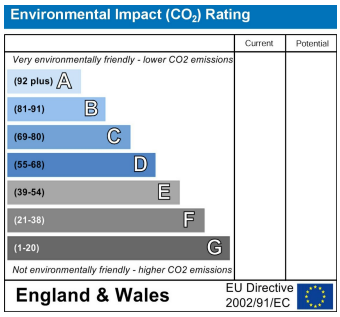
The property also offers excellent potential to extend (STPP), giving the next owners the opportunity to create additional living space and tailor the home to their individual requirements.

Alban Crescent enjoys a quiet residential setting while remaining conveniently located for local schools, shops, parks and amenities, together with transport connections in and around Borehamwood.

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