



Simmons Estates

EST: 1996



Bullhead Road, Borehamwood,

£600,000

- Three Well-Proportioned Bedrooms
- Three Reception Areas Including Conservatory
- Fully Tiled Family Bathroom
- Close To Yavneh College
- Off Street Parking For Three Cars
- Spacious Extended Semi-Detached House
- Well-Presented Throughout
- Generous Rear Garden with Garden Cabin
- Southside OF Borehamwood

A well-presented and spacious three-bedroom semi-detached family home, ideally situated on a sought-after residential road on the south side of Borehamwood, close to Yavneh College, local amenities, & excellent transport links.

Extending to approximately 1,103 sq ft, this extended home offers versatile accommodation throughout. The property is entered via a welcoming entrance hall with stairs rising to the first floor. To the front is a bright sitting room featuring a full-height bay window, while to the rear the heart of the home is the impressive open-plan kitchen/dining room, fitted with a range of base and eye-level units and providing ample space for family dining.

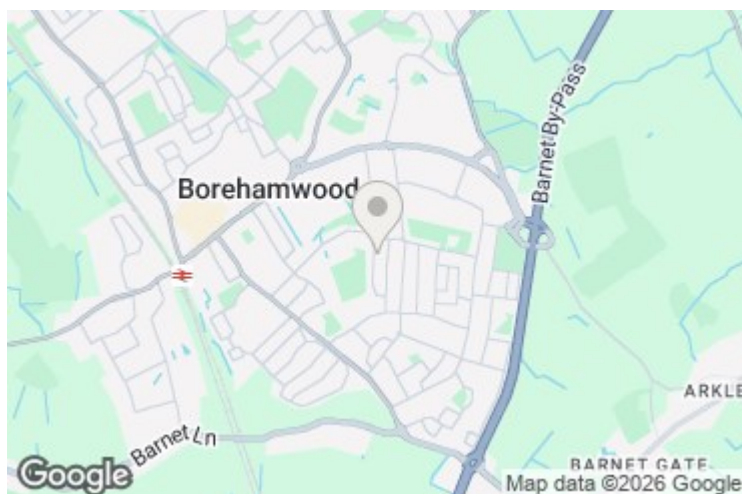
An archway leads to a further reception room, enhanced by two rear-facing windows & a striking roof lantern that floods the space with natural light. Sliding patio doors open into the conservatory, creating an additional reception area overlooking the garden. In total, the property benefits from three reception areas, offering excellent flexibility for modern family living.

There are three well-proportioned bedrooms, two overlooking the front aspect & a third to the rear with attractive garden views. The family bathroom is fitted with a modern white three-piece suite comprising a panel-enclosed bath with shower and screen over, wash hand basin, & WC.

Outside, a block-paved driveway provides off-street parking for up to three vehicles. Gated side access leads to the generous south-facing rear garden, featuring a flagstone patio ideal for outdoor entertaining and a large lawn enclosed by timber fencing.

At the far end of the garden is a timber-framed garden cabin offering excellent potential as a home office, gym, studio, or hobby room.

Combining spacious accommodation, three reception areas, a generous south-facing garden, ample parking, and a highly convenient location close to schools and amenities, this delightful family home presents an excellent opportunity for families and commuters alike.





Total area: approx. 102.5 sq. metres (1103.2 sq. feet)
All measurements are approximate.
Plan produced using 'Floorplan'

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		71	
(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		
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