



# Simmons Estates

EST: 1996



**Studio Way, Borehamwood,**

**£325,000**

- One Double Bedroom
- Separate Fitted Kitchen
- Well-presented throughout
- Short walk to local shops and bus routes
- Private Garage
- Terraced House
- Gas Central Heating
- Studio Way Development
- Sunny South-Facing Garden

Situated in the sought-after Studio Way in Borehamwood, this well-presented one-bedroom terraced house offers a perfect blend of comfort and convenience, ideal for first-time buyers or those seeking a low-maintenance home.

Built in 1985 and extending to approximately 549 sq ft, the property features a welcoming entrance leading into a bright and cosy lounge, alongside a separate kitchen. The double bedroom provides a peaceful and comfortable retreat, complemented by a well-appointed bathroom.

Externally, the property benefits from a private south-facing rear garden, complete with a patio area—perfect for enjoying sunlight throughout the day. To the rear, there is also a garage, along with ample on-street parking available directly outside the property.

Ideally located, the home offers excellent access to transport links including the A1 and M25, and is just a short distance from Sky's Elstree Studios. With local amenities, shops, and services nearby, this property is perfectly positioned for a range of buyers.

A charming and conveniently located home, offering a fantastic opportunity to step onto the property ladder in Borehamwood.



