



# Simmons Estates

EST: 1996



## **Theobald Street, Borehamwood,**

**Offers In Excess Of £799,950**

- Four Double-Bedroom Semi-Detached House
- Separate Utility Room & Downstairs WC
- Further Potential To Convert The Loft (STPP)
- Two Beautifully Finished Fully tiled bathrooms (Luxurious En Suite)
- Just A Short Distance To Elstree & Borehamwood Station
- Three Well-Proportioned Reception Rooms
- Over 2,000 Sqft Of Living Accommodation
- Modern Fitted Kitchen/Diner
- Off-Street Parking For Multiple Vehicles With EV Charging Point
- Chain Free

Situated on Theobald Street, just a short walk from Elstree & Borehamwood Station, the high street, and The Boulevard Shopping Centre, this spacious four double-bedroom semi-detached home offers over 2,000 sq ft of well-balanced living accommodation.

Upon entering, you are welcomed by a tiled hallway that runs through the heart of the home, setting the tone for both space and practicality. To the front, a generous 25ft double-aspect through lounge/dining room provides an excellent main living area, complete with an original fireplace and an abundance of natural light.

Further through, there is a separate study, ideal for working from home, along with an additional TV/family room overlooking the garden, offering flexible living space for a growing family. The kitchen/breakfast room is well-equipped and thoughtfully arranged, featuring two sinks, two dishwashers, and a one-and-a-half oven—perfect for busy households or those who enjoy entertaining. A separate utility room & a convenient downstairs WC complete the ground floor.

Upstairs, the property offers four well-proportioned double bedrooms. Two bedrooms benefit from fitted wardrobes, while the principal bedroom features fitted wardrobes with integrated lighting and a fully tiled en suite bathroom, complete with a bath, separate shower, and double sinks. A modern family bathroom serves the remaining bedrooms and is fully tiled, with both a separate bath and shower. A water pump system has been installed to enhance water pressure throughout the home.

The loft space is currently in use and offers further potential for a full conversion (STPP), providing an opportunity to create an additional master suite.

Externally, the property benefits from off-street parking for multiple vehicles, including an electric car charging point & a private, low-maintenance rear garden. The location is particularly appealing, being just moments from local parks & playgrounds, as well as well-regarded schools & places of worship.



