



Shelley Close, Borehamwood, Offers In Excess Of £650,000

- Four Bedroom House
- Extend To The Rear & Loft Conversion
- Large Open Plan Kitchen Area With A/C
- Two Allocated Parking Spaces & Car Charging Port
- South West Facing Garden With Rear Access
- Two Bathrooms (En Suite)
- Two Reception Rooms
- Quiet Cul-De-Sac
- Walking Distance To Town & Station
- Chain Free

Tucked away within a quiet, modern residential neighbourhood, this exceptional four-bedroom family home offers a perfect blend of generous living space, contemporary style, and thoughtful design. Extending to approximately 1,400 sq ft, the property has been enhanced with a rear extension and a full loft conversion, providing versatile and well-proportioned accommodation throughout.

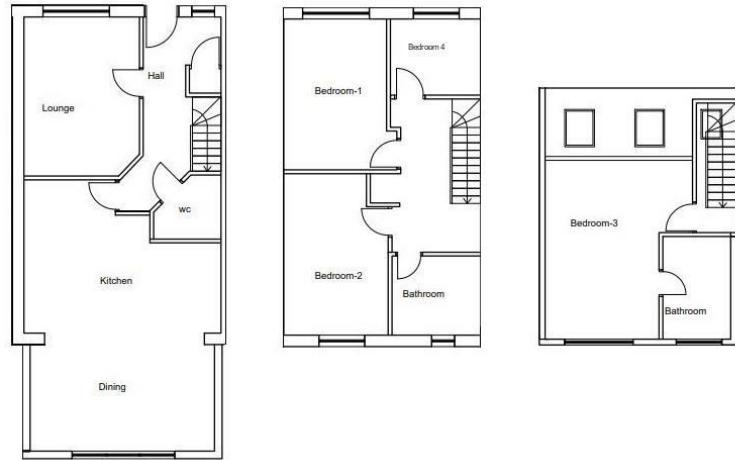
Upon entering, you are welcomed into a spacious reception room, ideal for both everyday family life and entertaining. A convenient downstairs W/C adds practicality to the ground floor. At the rear, the heart of the home is a stunning open-plan kitchen and breakfast room, designed to impress. It features a central island with breakfast bar, quartz work surfaces, skylights, bi-folding doors, air conditioning, and a built-in wine cooler. A dedicated utility area further enhances functionality, creating a bright and contemporary hub where family life naturally unfolds.

The first floor comprises three generous bedrooms and a family bathroom. The second floor is entirely dedicated to the loft conversion, which spans the full width of the home and houses an impressive principal suite. This spacious retreat includes an en-suite bathroom, a dedicated dressing area, ample storage, and skylights that fill the room with natural light.

Externally, the property benefits from a south-west facing garden laid with low-maintenance AstroTurf and featuring rear access, offering an ideal space for both relaxation and entertaining. Additional benefits include two allocated parking spaces, an electric car charging point, and the quiet cul-de-sac location, providing privacy and tranquility.

Modern conveniences extend throughout the home, including a Quooker tap, Hive heating, and air conditioning in the kitchen, along with the added advantage of being offered chain-free. Its location is equally appealing, within walking distance of Borehamwood town centre & station, and close to local shops, schools, and gre





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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