



# Simmons Estates

EST: 1996



## Whitehouse Avenue, Borehamwood,

**£530,000**

- Three-Bedroom End-of-Terrace Home
- Within Walking Distance of Yavneh College & Summerswood Primary School
- South Side Of Borehamwood
- Downstairs WC & Separate Utility Room
- 5-Minute Walk to Station & High Street
- Extended to the Side and Rear
- Two Reception Rooms
- Quiet Cul-De-Sac
- South-Facing Garden
- Separate Garage & Off-Street Parking

Situated in a quiet cul-de-sac on Borehamwood's highly sought-after south side, this well-maintained and substantially extended three-bedroom end-of-terrace home offers spacious and versatile living, ideal for families and professionals alike.

The property is conveniently located just a five-minute walk from the town centre and mainline station, and within close proximity to highly regarded schools, including Yavneh College and Summerswood Primary.

The ground floor boasts a large lounge diner measuring over 26 feet, creating an excellent space for both relaxing and entertaining. A bright rear extension further enhances the living space, flooding the area with natural light. The kitchen offers ample storage, while a separate side extension provides a useful utility room. A downstairs cloakroom is conveniently located off the hallway.

Upstairs, there are three well-proportioned bedrooms, two of which benefit from fitted wardrobes, along with a fully tiled family bathroom.

Externally, the property boasts a private, Sunny, south-facing rear garden with excellent natural light throughout the day. with side access, ideal for outdoor dining and entertaining. The home also benefits from off-street parking and a separate garage.

The property previously benefited from planning permission to extend above the existing ground floor extension, allowing for the creation of a fourth bedroom with en suite. This permission has now lapsed, and any future development would be subject to reapplying for and obtaining the necessary consents.

Built in the 1960s and offering approximately 1,033 sq ft of living space, this attractive home combines comfort, practicality, and excellent future potential in a prime location.



