



# Simmons Estates

EST: 1996

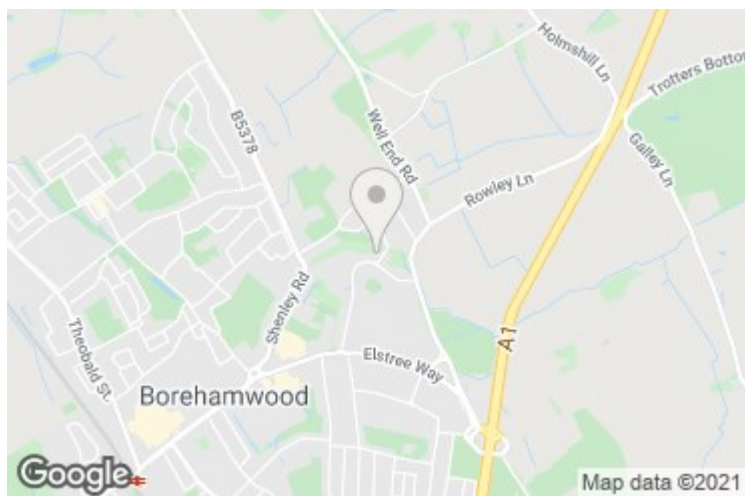



**Bray Close, Borehamwood,**

**£1,450 PCM**

- Three Bedroom House
- Modern Kitchen
- Very Good Condition
- Rear Garden
- Available Immediately
- Two Bath/Shower Rooms
- 10/15 Minute Walk to Town & Station
- Great Location
- Conservatory & Utility Area

A three-bedroom house that has two-bath/shower rooms, a modern kitchen, and is located just a 10/15- minute walk from town and station. The property is in very good condition and benefits from a modern kitchen, a low maintenance rear garden, conservatory and is available immediately.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	