



Simmons Estates

EST: 1996



Ealing Close, Borehamwood,

£500,000

- Three Spacious Bedrooms
- Bright & Spacious Through Lounge/Diner
- Private Driveway & Detached Garage
- Located on the Highly Sought-After Studio Way Development
- Well Presented Throughout
- Attractive Semi-Detached Home
- Beautiful South-East Facing Rear Garden
- Quiet Cul-de-Sac Location
- Further Potential To Extend (STPP)

Situated within a quiet cul-de-sac on the ever-popular Studio Way development, this well-presented three-bedroom semi-detached family home offers spacious and versatile accommodation throughout.

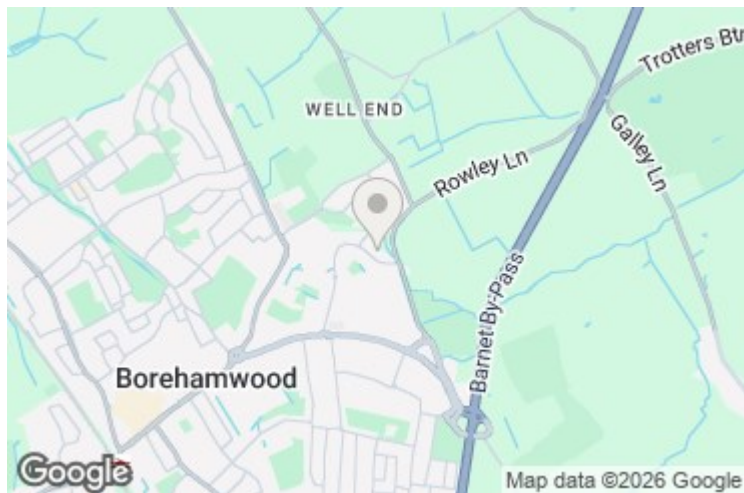
The property features three well-proportioned bedrooms and a spacious through lounge/diner, providing an ideal setting for both everyday family living and entertaining guests. The home is beautifully presented throughout, allowing any prospective purchaser to move straight in and enjoy.

A generous kitchen overlooks the delightful south-east facing rear garden, which offers an excellent space for outdoor dining, relaxation, and family activities. The garden also presents exciting potential to extend the property further, subject to the necessary planning permissions.

Additional benefits include off-street parking and a detached garage, providing ample parking and storage solutions.

Studio Way occupies the site of the former MGM Borehamwood Studios, where many iconic films were produced. Today, it remains one of Borehamwood's most sought-after residential developments, renowned for its peaceful surroundings, family-friendly atmosphere, and convenient access to local amenities, highly regarded schools, and transport links.

This attractive home combines a quiet cul-de-sac location with excellent living accommodation and future potential, making it an ideal purchase for growing families and buyers looking to establish themselves within this popular development.





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	
69	76
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	