



Simmons Estates

EST: 1996



Theobald Street, Borehamwood,

£985,000

- Four/Five Bedrooms
- Contemporary Kitchen With Island & Breakfast Bar
- Two Bath/Shower Rooms
- Beautifully Presented Throughout
- Off-Street Parking For Multiple Vehicles
- Extended Semi Detached House
- Four Reception Rooms
- East-Facing Garden With Porcelain-Paved Patio & Artificial Grass
- Underfloor Heating in Living & Dining Room
- Walking Distance To Elstree & Borehamwood Station

Set back on a quiet layby along one of Borehamwood's most prestigious roads, this beautifully extended four-bedroom home offers a perfect blend of style, space, and practicality in an outstanding location.

As you arrive, a wide block-paved driveway provides off-street parking for multiple vehicles. A bespoke high-security front door with security glass opens into a spacious entrance hall with a built-in storage cupboard. The home is fitted with Verisure & Ring smart security systems covering the front, side, and rear of the property.

Step inside to a welcoming hallway that opens into a sophisticated formal living room. Featuring hardwood flooring, a sleek media wall with ambient lighting, a modern electric fireplace, this space is enhanced by underfloor heating—also installed in the adjacent dining room—with two-zone control for added comfort.

From here, the layout flows into a bright, curved conservatory/playroom with a solid roof and porcelain flooring—ideal for everyday family living or entertaining. The connected dining room continues the seamless flow into the showpiece kitchen/breakfast room.

The kitchen is finished to an exceptional standard, boasting a central island, quartz worktops and splashbacks, and integrated Bosch oven, grill, and hob. A modern guest WC on the ground floor features porcelain tiles & a marble basin, while a versatile additional room with its own en-suite offers flexibility as a home office, guest bedroom, or playroom.

Upstairs, four well-sized bedrooms are filled with natural light and complemented by a stylish family bathroom with porcelain tiling throughout. The loft is accessed via a fitted ladder and is partially boarded for useful storage.

To the rear, the east-facing garden is designed for low maintenance with a porcelain patio & artificial lawn, creating the perfect outdoor setting for relaxing or hosting. Located just a short walk from Elstree & Borehamwood Station, local shops, highly regarded schools, and houses of worship



