



Simmons Estates

EST: 1996

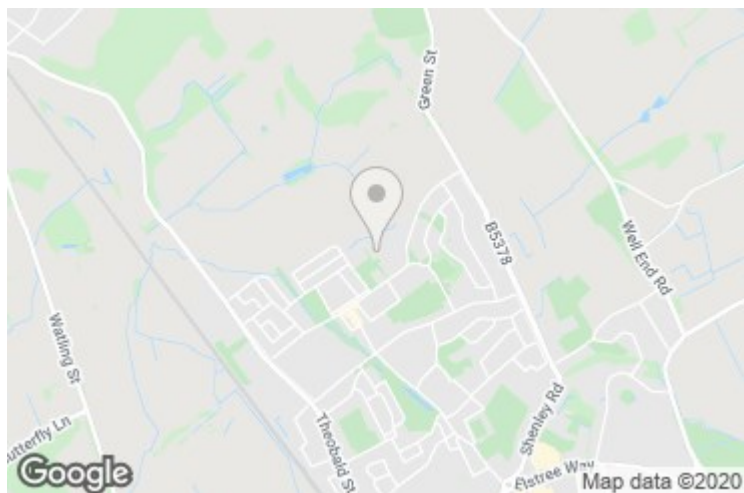



The Campions, Borehamwood,

£495,000

- Three Bedroom Semi Detached House
- Office / Playroom
- Good Size Rear Garden
- Off Street Parking
- Quiet Residential Road
- Large Lounge Dining Room
- Downstairs Toilet
- Modern Tiled Bathroom
- Potential to Extend
- Great First Time Buy

A three-bedroom semi-detached house, with a large lounge/diner, office/playroom, downstairs toilet and off-street parking. The property is situated in a quiet residential road, just a 5-minute walk from shops, schools and London bus links. Offered in very good condition throughout, with a sunny aspect rear garden, modern kitchen and also offers potential to extend to the rear.



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		
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