



# Simmons Estates

EST: 1996



**Danziger Way, Borehamwood,**

**£550,000**

- Three Bedrooms
- Two Spacious Reception Rooms
- Beautiful South-West Facing Rear Garden
- Versatile Garden Summer House
- Quiet Cul-de-Sac Location
- End-Terrace House
- Kitchen / Breakfast Area
- Substantial Side Extension
- Modern Fully Tiled Bathroom
- Private Allocated Parking Space

Nestled in a quiet cul-de-sac within the popular Studio Way development on Danziger Way, this well-presented three-bedroom end-of-terrace home offers spacious and versatile accommodation in a peaceful residential setting.

Upon entering the property, you are welcomed by a useful porch leading into the main living accommodation. The ground floor offers two reception rooms, providing comfortable space for both relaxing and entertaining. The main living room is bright and inviting, while the second reception room offers flexibility as a dining area or family room and benefits from direct access to the garden.

The kitchen is well arranged and features a breakfast bar, integrated dishwasher and washing machine, and plenty of storage space. The room is bright and practical, with direct access to the rear garden, making it ideal for both everyday living and entertaining.

Upstairs, the property comprises three well-proportioned bedrooms, with fitted wardrobes in bedrooms one and three, providing excellent built-in storage. The family bathroom is fully tiled and well presented, creating a clean and modern space.

Externally, the property benefits from a south-west facing rear garden, perfect for enjoying the afternoon and evening sun. The garden is well maintained and provides a great space for outdoor dining, relaxing, or entertaining. Additional features include a summer house, a garden shed with external power sockets, and side access — a valuable advantage of this end-of-terrace property.

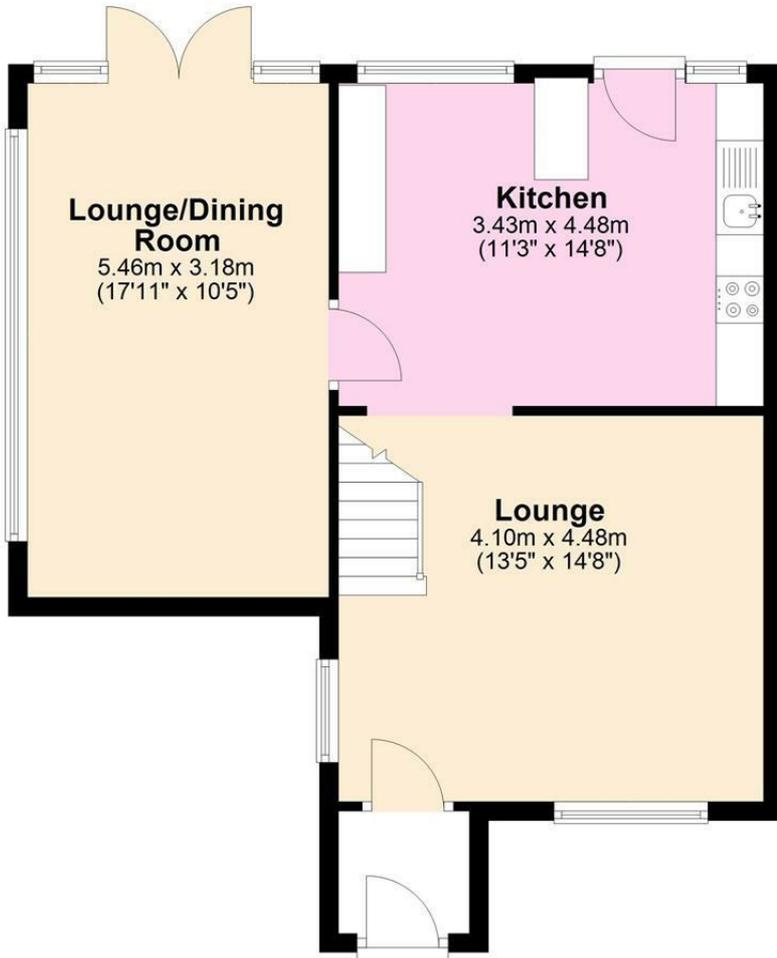
Further benefits include Hive smart heating, a boiler installed approximately 18 months ago, and one allocated parking space.

The property has also previously had planning permission approved for both rear and side extensions and already benefits from a side extension, offering excellent potential for further development if desired (STPP).

Situated in a quiet residential cul-de-sac, the home is conveniently located for local amenities, parks, schools, and excellent transport links.



## Ground Floor



## First Floor

