



Simmons Estates

EST: 1996



Kensington Way, Borehamwood,

£515,000

- Three Bedroom House
- Two Bath / Shower Rooms
- Off Street Parking
- Sunny Aspect Garden
- Fitted Wardrobes In All Bedrooms
- Four Toilets
- Great Size Lounge
- TV / Dining Room
- En Suite Shower Room
- Fantastic Private Location

A three double bedroom end of terrace house located in a private development on the south side of Borehamwood, just a 5 minute walk from Yavneh College and within a moments walk of London bus links. The property benefits from two bath shower rooms, two guest toilets, TV / dining room, great size lounge with Juliet balcony, off street parking and fitted wardrobes in each bedroom. The property also benefits from having a south facing garden, side access, potential to extend and four toilets throughout the property. Call now to view.

Entrance Hall

Hardwood partly frosted glazed security entrance door, wood flooring, storage cupboard, CH radiator, sockets, stairs to first floor landing, telephone point, spotlighting, under stairs storage, doors leading to

Downstairs WC

Wood flooring, partly tiled walls, UPVC double glazed frosted window to the side, CH radiator, low flush WC, wash hand basin with mixer tap, extractor, shaver point.

Family/Dining Room

15' x 9' (4.57m x 2.74m)



Laminate wood flooring, fitted units with shelving and storage, two UPVC double glazed frosted windows to the front, electric radiator, CH radiator, TV point, sockets.

Kitchen/Breakfast Area

14'5 x 9'9 (4.39m x 2.97m)



Tiled flooring, range of fitted units both wall mounted and base, ample work surface area, UPVC double glazed window to the rear, UPVC double glazed door to the rear garden, integrated electric oven, four ring electric hob with glass splashback, extractor, space for fridge freezer, integrated washing machine, single bowl sink unit with mixer tap, sockets, space for dishwasher, breakfast bar area, CH radiator.

First Floor landing

Opening directly through to

Lounge

16'11 x 14'11 (5.16m x 4.55m)



UPVC double glazed window to the side and the rear, UPVC double glazed French doors, wood style flooring, two CH radiators, TV point, Sky point, telephone point, spotlighting, sockets, opening through to



Internal Landing Area

Wood style flooring, stairs to second floor landing, doors leading to

Additional WC

Low flush WC, wash hand basin with mixer tap, partly tiled walls, UPVC double glazed frosted window to the front.

Bedroom 3

9'2 x 8'6 (2.79m x 2.59m)



Fitted wardrobes spanning most of one wall, carpeted flooring, CH radiator, UPVC double glazed window to the front,

Second Floor Landing

Carpeted flooring, UPVC double glazed frosted window to the side, spotlighting, large storage cupboard, doors leading to

Master Bedroom

12'5 to fitted wardrobes x 10'2 (3.78m to fitted wardrobes x 3.10m)



Two UPVC double glazed windows to the front, fitted wardrobes spanning one wall, CH radiator, sockets, TV point, door through to

En-Suite Shower Room

Lino flooring, fully tiled walls, low flush WC, wash hand basin with mixer tap set in vanity unit, two fitted mirrors, heated towel rail, extractor, spotlighting, large fully tiled and enclosed shower cubicle with rainfall shower, temperature and power settings.

Bedroom 2

11' x 8'1 (3.35m x 2.46m)



Carpeted flooring, UPVC double glazed window to the front, fitted wardrobes, CH radiator, lighting on dimmer switch.

Family Bathroom

Tiled flooring, mostly tiled walls, UPVC double glazed frosted window to the front, shaver point, low flush WC, wash hand basin with mixer tap, extractor, spotlighting, deep panel bath with mixer tap and hand held shower attachment, CH radiator.

Rear Garden

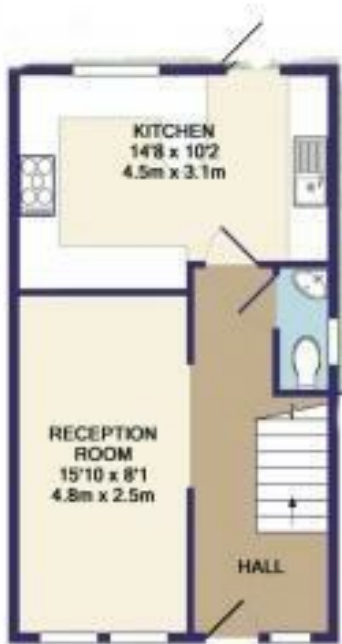


Patio area, mostly laid to lawn, side gate giving access to the front.

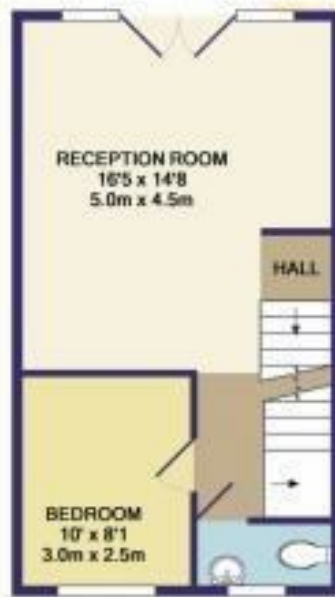
Front Garden

Driveway giving off street parking.





GROUND FLOOR
APPROX. FLOOR
AREA 382 SQ.FT.
(35.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 387 SQ.FT.
(35.9 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 387 SQ.FT.
(35.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1156 SQ.FT. (107.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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			
		70	78
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			
		66	75
England & Wales		EU Directive 2002/91/EC	