



Simmons Estates

EST: 1996



Lemsford Court, Borehamwood,

£1,700 PCM

- Two Double Bedrooms
- Two Bath/Shower Rooms
- 15-Minute Walk to Town & Station
- Two Reception Rooms
- Sunny Aspect Garden
- Conservatory

A well-presented two double bedroom terraced home, located on a quiet residential road and backing directly onto open school playing fields. Enjoying a peaceful setting and positioned opposite a green, the property offers a bright and spacious interior.

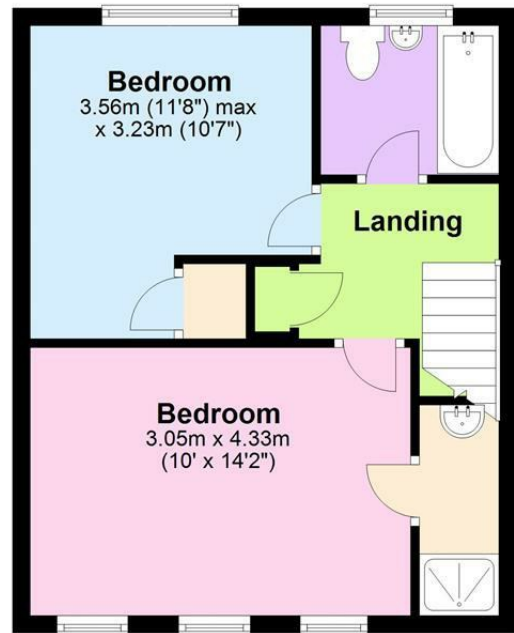
The house is offered in good condition throughout, benefiting from a sunny rear garden, and a thoughtfully extended layout. Accommodation includes a generous living room, a separate fitted kitchen, a conservatory providing additional living space, and two bath/shower rooms for added convenience.



Ground Floor




First Floor



Total area: approx. 73.5 sq. metres (791.4 sq. feet)

The measurements given are approximate and are for illustration only. They should not be relied on for valuation. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		56	
(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		
England & Wales		EU Directive 2002/91/EC 