



# Simmons Estates

EST: 1996




**Oddesey Road, Borehamwood,**

**£485,000**

- Huge Potential to Extend
- Large Rear Garden
- 10-Minute Walk to Town Centre
- Potential to Build Double Story Side & Rear Extension
- Chain Free
- Three Bedroom Semi Detached House
- Off Street Parking
- Fantastic Location
- Two Reception Rooms (Lunge & Dining Room)

**HUGE POTENTIAL!** This three bedroom semi-detached house that is located in an extremely popular residential road, just a 10-minute walk from the town centre. The property has a great size side access, giving huge potential to extend to both the side, rear & loft (subject to planning). Also, benefiting from two reception rooms, three good size bedrooms, a large rear garden and off-street parking for multiple cars. Chain free.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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