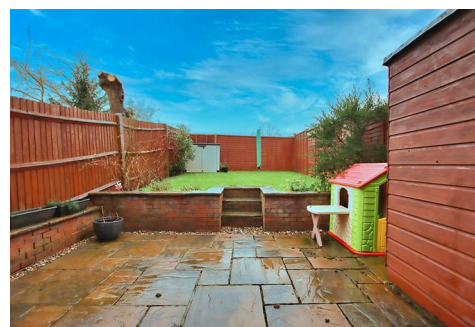




# Simmons Estates

EST: 1996



**Byron Avenue, Borehamwood,**

**Offers In The Region Of £475,000**

- Well Presented End Of Terraced House
- Two Receptions Rooms
- South Side Of Borehamwood
- Private Garden With Rear Access
- Short Walk To Yavneh School
- Three Bedrooms
- Downstairs Guest W.C.
- Fully Tiled Bathrom
- 0.4 miles from Elstree & Borehamwood Train Station
- Overlooking Woodcock Hill



This well-maintained end-of-terrace property, located on the sought-after Southside of Borehamwood, offers a wonderful opportunity for both families and commuters. The property features a spacious three-bedroom layout, including a family bathroom, a large lounge with patio doors opening to the rear garden, a modern kitchen with integrated appliances, and a convenient downstairs cloakroom.

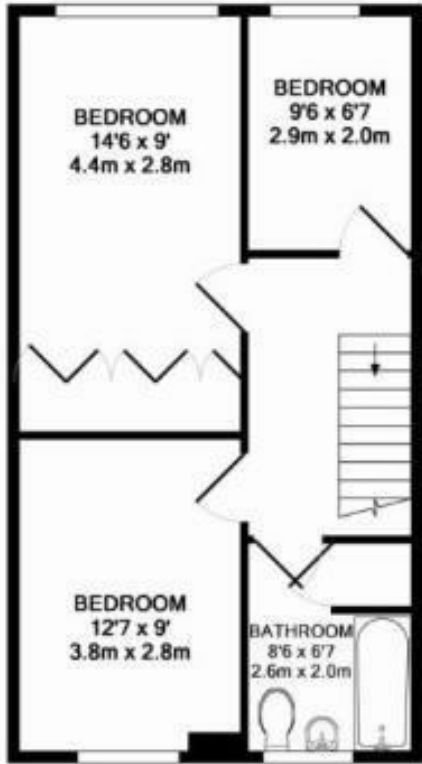
The home is equipped with double glazing, gas central heating, and a private garden with rear access, perfect for outdoor relaxation and entertaining. Just 0.4 miles from Elstree & Borehamwood train station, it provides easy access to both London and St. Albans, making it ideal for those who commute.

With local shops, bars, restaurants, and the highly regarded Yavneh School nearby, this property offers the perfect blend of convenience and community.





GROUND FLOOR  
APPROX. FLOOR  
AREA 42.8 SQ.M.  
(460 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 42.6 SQ.M.  
(458 SQ.FT.)

TOTAL APPROX. FLOOR AREA 85.3 SQ.M. (918 SQ.FT.)

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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