



Simmons Estates

EST: 1996



Wilcox Close, Borehamwood,

£400,000

- Two Bedroom House
- Kitchen/Breakfast Room
- Off Street Parking
- Private Garden With Rear Access
- Short Walk To Local Schools, Shops & Bus Routes
- Large Living Room
- Quiet Cul-de-sac Location
- Chainfree
- Popular Studio Way Development

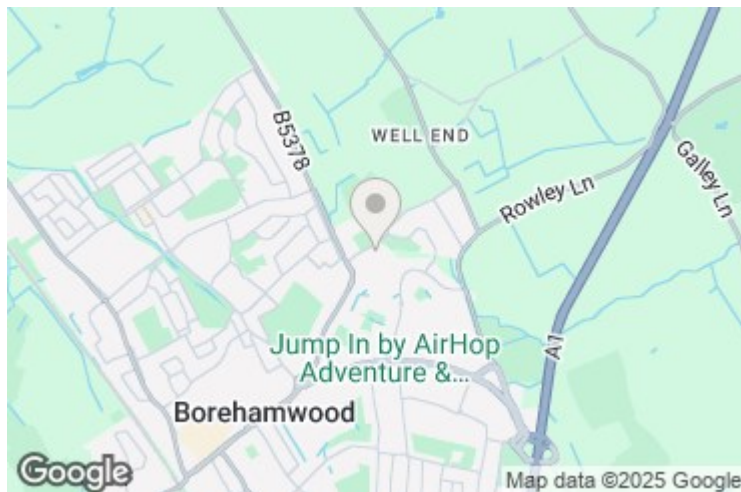
Situated in a quiet cul-de-sac within the highly sought-after Studio Way development, this well-presented two-bedroom terraced house offers a fantastic opportunity for first-time buyers, downsizers, or investors. The home is just a short walk from local schools, shops, bus routes, and green spaces, making it ideal for those seeking both convenience and a peaceful residential setting.

Upon entering the property, you're welcomed into a spacious living room, perfect for relaxing or entertaining. The layout flows into a kitchen/breakfast room, which offers ample storage and worktop space, along with room for a dining table – ideal for everyday meals or casual gatherings.

Upstairs, the home offers two generously sized bedrooms, both filled with natural light and offering a calm and comfortable atmosphere. The well-appointed family bathroom is modern and functional, serving both bedrooms with ease.

To the rear, you'll find a private garden with rear access, providing a quiet outdoor retreat with potential for personalisation. The property also includes allocated off-street parking and benefits from gas central heating and double glazing throughout, ensuring comfort and efficiency year-round.

With its practical layout, great location, and excellent transport links including nearby Elstree & Borehamwood Station, this is a fantastic opportunity to secure a home in one of Borehamwood's most desirable areas.



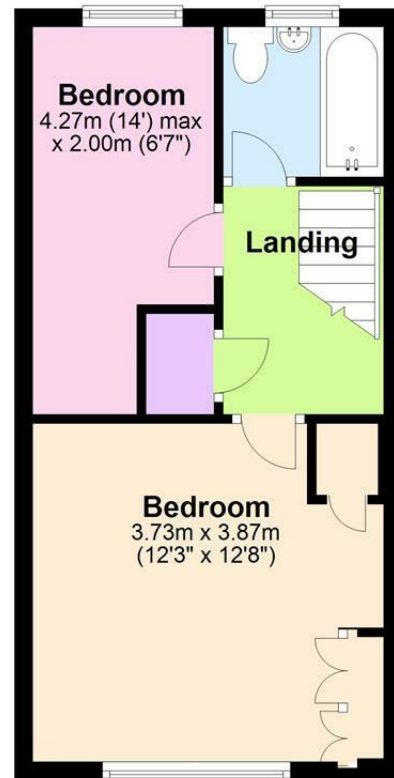
Ground Floor

Approx. 32.3 sq. metres (347.6 sq. feet)




First Floor

Approx. 31.3 sq. metres (337.2 sq. feet)



Total area: approx. 63.6 sq. metres (684.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(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		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	63	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		