



Simmons Estates

EST: 1996



Grove Road, Borehamwood,

£535,000

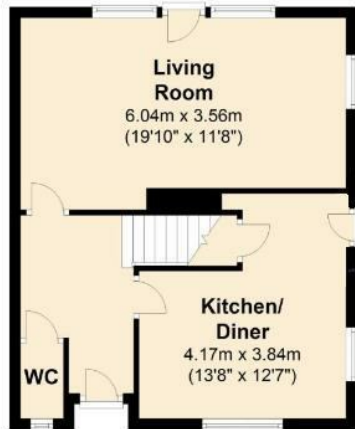
- Three Double Bedrooms
- Kitchen/Diner
- Large Living Room
- Downstairs Toilet
- Extension potential (STPP)
- Semi Detached House
- Front & Rear Garden
- Great Location
- Off Street Parking
- Chain Free

An opportunity to acquire a three bedroom, semi detached family home, situated in a popular residential road. It is conveniently located for local schools and shops, the synagogue, Aberford Park and within easy reach of the town centre and mainline station. The property is in great condition and comprises of three bedrooms, a living room, kitchen/diner, a bathroom and a guest cloakroom. Other benefits include a good size rear garden and off street parking that allows for 1 car.



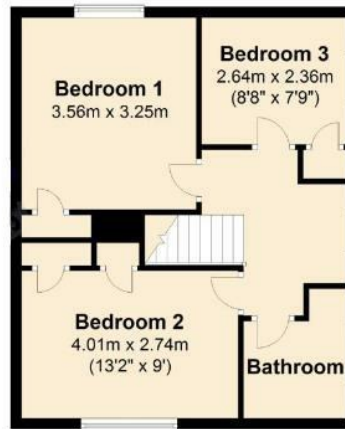
Ground Floor

Approx. 44.3 sq. metres (476.4 sq. feet)



First Floor

Approx. 44.7 sq. metres (481.5 sq. feet)



Total area: approx. 89.0 sq. metres (957.9 sq. feet)
For illustration purposes only - not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	69	
(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		