



Simmons Estates

EST: 1996



Theobald Street, Borehamwood,

£850,000

- Four Bedroom Detached House
- Large Driveway
- Three Reception Rooms
- Downstairs Toilet
- TV Room / Study
- Private Gated Plot
- Utility Room
- Great Size Lounge / Diner
- Two Bath / Shower Rooms
- Chain Free

An elegant four double bedroom detached house set behind a high hedge and gated driveway on Theobald Street. Offering a great size downstairs, consisting of 3 reception rooms, including a large and bright through lounge / dining room and TV room, great size kitchen / breakfast room with utility room, guest W/C and further guest cloakroom . The property benefits from four double bedrooms all with fitted wardrobes, two bathrooms (one en-suite) and a significant large landing. The house is situated within a short walk from Borehamwood shops, restaurants, station and places of worship. The property is within the catchment area of many local primary & secondary schools including Yavneh College, HJPS, Hertswood and Monksmead. Chain Free

Entrance Porch

Hardwood partly glazed security entrance door, large UPVC double glazed frosted window to the front, spotlight, wood flooring, door through to

Hallway

Wood flooring, stairs to first floor landing, sockets, Internet point, alarm console, CH radiator, under stairs storage cupboard, doors leading to

Lounge

19'12 x 11'9 (5.79m x 3.58m)



French doors opening through to lounge, UPVC double glazed windows to the front, sockets, feature fireplace, TV point, Internet point, wood flooring, two CH radiators, archway opening through to

Dining Room

11'11 x 11'4 (3.63m x 3.45m)



Wood flooring, CH radiator, sockets, timber framed French doors and windows to the rear garden, door through to

Kitchen/Dining Area

15'5 x 10'12 (4.70m x 3.05m)



Tiled flooring, partly tiled walls, CH radiator, spotlighting, range of fitted units both wall mounted and base, ample work surface area, single bowl sink unit with mixer tap, two timber framed double glazed windows to the rear, timber framed partly frosted glazed door to the rear garden, additional single bowl sink unit with mixer tap, double electric oven, four ring gas hob, extractor, sockets, integrated dishwasher, cupboard housing boiler, integrated fridge/freezer, space for washing machine, door leading back through to hallway.

Downstairs WC

Wood flooring, partly tiled walls, low flush WC, wash hand basin with mixer tap, CH radiator, timber framed frosted glazed window to the side.

TV Room

16'3 x 8'5 (4.95m x 2.57m)

Double aspect room with UPVC double glazed window to both the front and the side, CH radiator, spotlighting, sockets, TV point, Internet point, wood flooring.

First Floor Landing

Access to loft, two CH radiators, UPVC double glazed window to the front, carpeted flooring, sockets, airing cupboard, doors leading to

Master Bedroom

14'2 x 11'11 (4.32m x 3.63m)



Built in fitted wardrobes, carpeted flooring, sockets, CH radiator, timber framed double glazed window to the rear, door leading to

En-Suite Bathroom



Vinyl flooring, fully tiled walls, timber framed frosted double glazed window to the rear, spotlighting, deep panel bath with mixer tap and hand held shower attachment, low flush WC, wash hand basin with mixer tap, heated towel rail.

Bedroom 2

11'10 x 11'7 (3.61m x 3.53m)



Carpeted flooring, sockets, TV point, CH radiator, built in fitted wardrobes, UPVC double glazed window to the front.

Bedroom 3

12'4 x 9'2 (3.76m x 2.79m)



Built in fitted wardrobes, carpeted flooring, sockets, CH radiator, timber framed double glazed window to the rear,

Bedroom 4

9'4 x 9'4 (2.84m x 2.84m)



Carpeted flooring, CH radiator, sockets, Internet point, UPVC double glazed window to the front, built in fitted wardrobe.

Family Bathroom



Timber framed frosted double glazed window to the side, fully

tiled walls, tiled flooring, heated towel rail, low flush WC, wash hand basin, deep panel bath with mixer tap and shower attachment, separate fully tiled and enclosed shower cubicle with temperature and power settings.

Rear Garden



Paved patio area, laid to lawn, side gate giving access to the front.

Front Garden



Block paved driveway giving parking for several vehicles, laid to lawn, surrounding shrubbery.



