



# Simmons Estates

EST: 1996



**Gateshead Road, Borehamwood,**

**£429,950**

- Three Bedroom House
- Backing Parkland
- Good Size Living Room
- 10/15-Minute Walk to Town Centre
- Close to Schools & Shops
- Downstairs Toilet
- Dining Room
- Potential to Convert the Loft (subject to planning)
- Good Size Kitchen/Breakfast Room
- 2-Minute Walk to London Bus Links

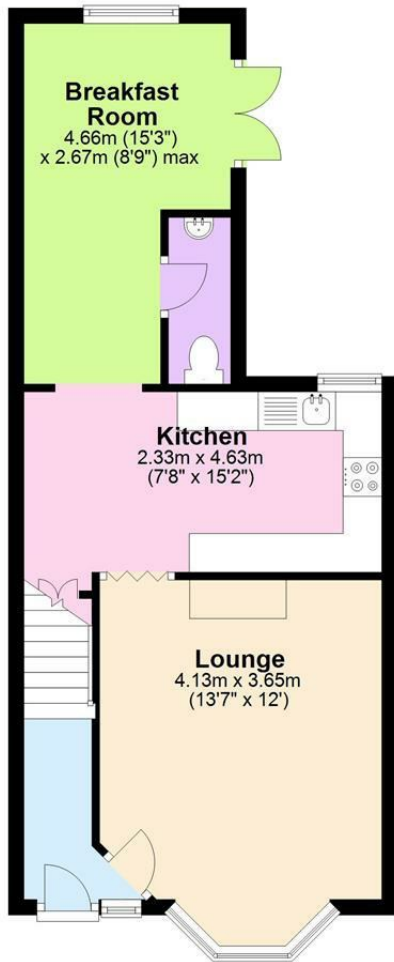


An extended three-bedroom family home, backing parkland and benefiting from a good size kitchen/breakfast room, downstairs toilet, lounge and separate dining room. Located a short walk from a number of primary schools, local shops & London bus links, the property offers easy access to all amenities. Situated a 10/15-minute walk from the town centre, the property also offers potential to convert the loft (subject to planning permission).



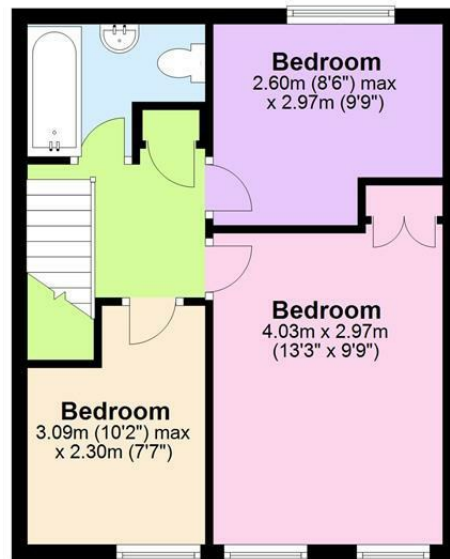
## Ground Floor

Approx. 43.4 sq. metres (466.6 sq. feet)



## First Floor

Approx. 36.2 sq. metres (389.2 sq. feet)



Total area: approx. 79.5 sq. metres (855.8 sq. feet)

The measurements given are approximate and are for illustration only. They should not be relied on for valuation.  
Plan produced using PlanUp.

