



# Simmons Estates

EST: 1996



## Siskin Close, Borehamwood,

**£469,950**

- Three Well-Proportioned Bedrooms
- Short Walk to Borehamwood Town Centre & Railway Station
- Open-Plan Kitchen/Dining Room
- Private Front and Rear Gardens
- Chain Free
- Attractive End-of-Terrace Home
- Two Versatile Reception Rooms
- Separate Garage
- Ample Storage Throughout

Please note that the photographs were taken prior to the commencement of the current tenancy.

Situated in a highly convenient location just a short two-minute walk from Borehamwood town centre and the train station, this well-presented three-bedroom end-of-terrace home offers generous and versatile living accommodation, making it an ideal choice for families, commuters, and investors alike.

The property features two spacious reception rooms, providing flexible living and entertaining space to suit a variety of lifestyles. A partially open-plan lounge creates a bright and welcoming atmosphere, while the separate kitchen offers ample space for day-to-day cooking and dining requirements. The added benefit of a garage provides useful storage or secure parking.

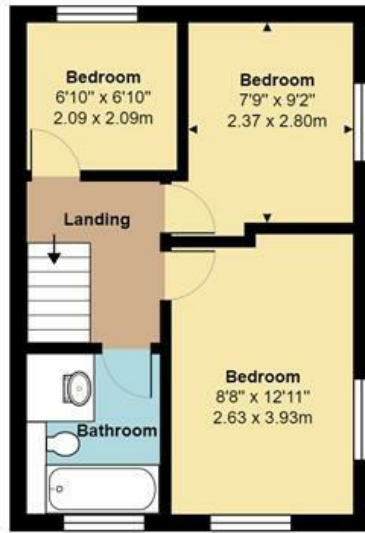
Upstairs, the property boasts three well-proportioned bedrooms, offering comfortable accommodation for a growing family, visiting guests, or those requiring a dedicated home office. A well-appointed family bathroom completes the first-floor layout.

Externally, the property benefits from off-street parking for one vehicle and occupies an attractive end-of-terrace position within a popular residential neighbourhood.

Siskin Close enjoys a convenient setting with excellent access to local shops, restaurants, schools, parks, and transport links. Borehamwood Station provides direct services into Central London, making this an excellent location for commuters.

Offering spacious accommodation and a sought-after location, this property presents a fantastic opportunity to acquire a well-positioned family home in the heart of Borehamwood.





**First Floor**  
Area: 336 ft<sup>2</sup> ... 31.3 m<sup>2</sup>



**Ground Floor**  
Area: 352 ft<sup>2</sup> ... 32.7 m<sup>2</sup>

Total Area: 688 ft<sup>2</sup> ... 63.9 m<sup>2</sup>



All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<div style="text-align: center;"> <span style="font-size: 2em; color: green;">87</span>  <span style="font-size: 2em; color: yellow;">58</span> </div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	