



Simmons Estates

EST: 1996



Cleveland Crescent, Borehamwood,

£800,000

- Three Double Bedrooms
- Extended To The Side, Rear, Front & Loft
- Immaculately Presented Throughout
- Downstairs WC With Plumbing & Space For An Additional Shower
- Located On The Sought-After 'Southside' of Borehamwood
- Semi Detached House
- Separate utility Area
- Two Fully Tiled Bathrooms Including An En-suite
- Two Spacious Reception Rooms
- Off-Street Parking

Situated in a quiet crescent on the popular Southside of Borehamwood, this immaculately presented three double bedroom semi-detached family home offers over 1,600 sq ft of well-proportioned accommodation and has been significantly improved by the current owners.

The property is approached via a front driveway providing off-street parking for two cars, leading to an extended front porch which creates a welcoming entrance. Inside, the home offers versatile and well-balanced living space with two reception areas, ideal for both everyday family living and entertaining.

To the rear of the property is an impressive extended family space measuring approximately 8m x 4m. This bright and sociable room features tiled flooring and a contemporary kitchen fitted with quartz worktops and a matching quartz splashback. A wood burner provides a charming focal point within the living area, while a separate utility room adds practicality. There is also a downstairs WC with plumbing and space to install a shower if desired. A useful side extension offers additional storage and benefits from separate access to both the front of the property.

Upstairs on the first floor are two generous double bedrooms together with a fully tiled family bathroom. The loft has been converted to create an impressive principal bedroom suite with double-aspect, a Juliet balcony overlooking the rear garden, built-in eaves storage and a fully tiled en-suite bathroom.

Externally, the property enjoys a North-Westerly facing rear garden, ideal for afternoon and evening sun. Further benefits include electrics, radiators and boiler replaced within the last two years, along with redecoration throughout.

Cleveland Crescent is a quiet residential road within easy reach of Borehamwood town centre, where a wide range of shops, amenities and the mainline station can be accessed by foot, car or bus. The property is also ideally positioned for a number of highly regarded local schools.



