



Simmons Estates

EST: 1996



Lemsford Court, Borehamwood,

£450,000

- Two Double Bedroom House
- Spacious 21-ft Lounge/Diner
- Large Kitchen With Quartz Work Surfaces
- Private Garden With Side Access
- Walking Distance To Town Centre & Station
- Thoughtfully Extended To The Rear
- Fitted Wardrobes
- Excellent Condition Throughout
- CHAIN FREE
- Off Street Parking

****CHAIN FREE**** Situated within a quiet and desirable 'Southside' cul-de-sac, moments from Yavneh College, this well-presented family home offers a superb blend of character, comfort, and modern convenience. The property has been thoughtfully maintained and enhanced to suit contemporary living.

The accommodation begins with a welcoming porch, leading into a bright and spacious 21ft lounge/diner, ideal for both everyday living and entertaining. The living area benefits from engineered flooring, striking floor-to-ceiling radiators, and a warm, inviting atmosphere. The kitchen is generously proportioned and well laid out, offering excellent practicality for family life.

To the first floor are two generous double bedrooms, both featuring fitted wardrobes, along with a neatly appointed family shower room. Given the current upstairs layout and the exceptionally large front bedroom, the property offers excellent potential to be reconfigured into three bedrooms, subject to the necessary consents. Comfort and efficiency are further enhanced by Nest-controlled heating upstairs and downstairs.

Externally, the home continues to impress with a private rear garden featuring decking and lawn, ideal for outdoor dining and relaxation. Side access provides additional convenience, while off-street parking for up to two vehicles is a valuable asset in this popular location. Further benefits include an alarm system for added peace of mind.

Ideally positioned within walking distance of the town centre and station, this property is perfectly suited to families and commuters alike. Presented in excellent condition throughout and set within a highly sought-after location, this is a fantastic opportunity to secure a quality home in Borehamwood.



