



# Simmons Estates

EST: 1996



**Furzehill Road, Borehamwood,  
Offers In Excess Of £700,000**

- Class F1 (A)
- Largely Extended
- Semi-Detached Property
- Walking Distance To Station
- Chain Free
- Cash Buyers
- Multiple Reception Rooms
- South Side Of Borehamwood
- Off Street Parking

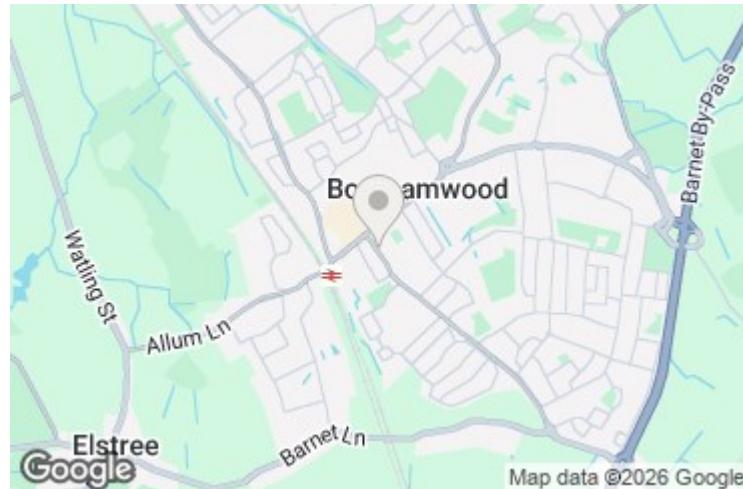
A rare opportunity to purchase a substantial Class F1(a) semi-detached property, offering extensive and versatile accommodation arranged over three floors and currently configured into nine separate rooms.

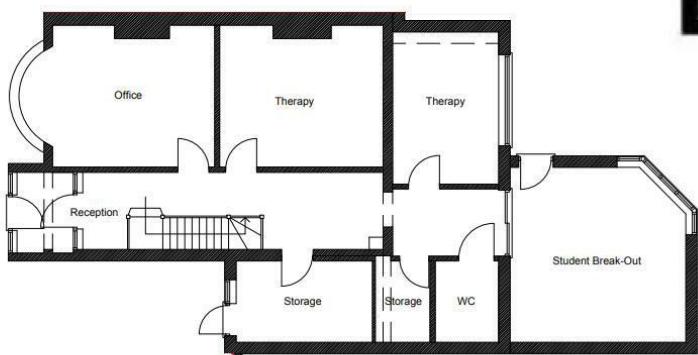
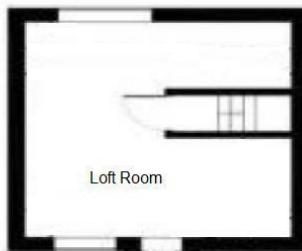
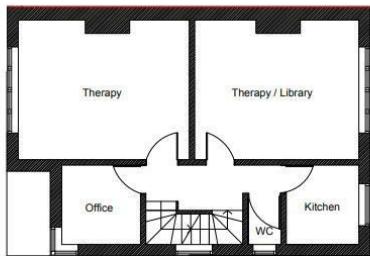
The property has been largely extended and is situated in a highly sought-after location, within easy walking distance of the town centre and mainline station, providing excellent accessibility and convenience. Further benefits include off-street parking, making the property well suited to a variety of occupiers and uses.

Currently operating under Class F1(a) (non-residential institution) use, the property is suitable for a range of purposes including educational facilities, training centres, tutoring premises, community uses, or similar institutional operations, subject to any necessary consents. The internal layout offers flexibility, with well-proportioned rooms that can be adapted to suit individual operational needs.

The size, layout, and position of the property may also present future potential for alternative uses or reconfiguration, subject to the relevant planning permissions. Interested parties are advised to make their own enquiries with the local authority regarding permitted use and any potential change of use.

Set in a prime and accessible location with strong transport links, the property is ideally positioned for staff, students, visitors, or clients. Its proximity to local amenities further enhances its appeal for both owner-occupiers and investors.





| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (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 energy efficient - higher running costs |          |                         |           |
| England & Wales                             |          | 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 |          |                         |           |
| England & Wales   |          | EU Directive 2002/91/EC |           |

7 Shenley Road, Borehamwood, Hertfordshire, WD6 1AA

Tel: 020 8905 2255 Email: [info@simmonsestates.co.uk](mailto:info@simmonsestates.co.uk)

[www.simmonsestates.co.uk](http://www.simmonsestates.co.uk)