



Simmons Estates

EST: 1996



The Campions, Borehamwood,

Offers In Excess Of £500,000

- Three Double Bedrooms
- Good Condition Throughout
- South East Facing Garden With Rear Access
- Single Integral Garage
- Off Street Parking
- Large Living Room
- Fully Tiled Bathroom
- Quiet Residential Road
- Summer House

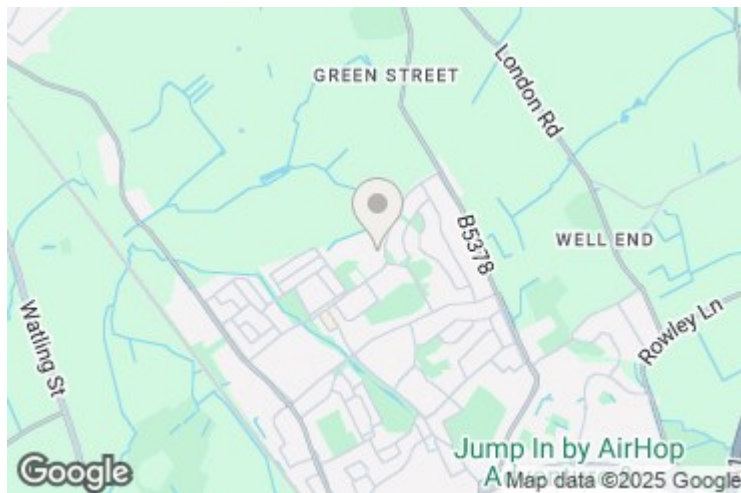
Located on a quiet residential road, this well-presented three double bedroom family home offers spacious accommodation and is ideal for buyers looking for a home that's ready to move into.

To the front, the property benefits from off-street parking and a single integral garage, providing excellent storage or secure parking.

A covered entrance porch leads into the home, opening into a spacious, dual-aspect living and dining room. This impressive 23ft bay-fronted reception space is ideal for both everyday living and entertaining, with a defined living and dining area and an electric fireplace that adds a cosy focal point. A single door at the rear provides access to the garden, creating a seamless connection for indoor-outdoor living during the warmer months. The kitchen sits at the back of the home in a practical galley layout, offering generous worktop and storage space. Large rear-facing windows flood the space with natural light and offer a pleasant outlook over the garden.

Upstairs, the home offers three well-proportioned double bedrooms—ideal for families, guests, or working from home. A fully tiled bathroom, finished in a modern style, completes the first floor. The property has been kept in good condition throughout, making it immediately liveable.

To the rear, the south-east facing garden is a standout feature. It boasts a large decked area, perfect for outdoor seating and entertaining, along with a lawn and rear access. The garden also includes an outside tap and a fully powered summer house, offering excellent potential as a home office, studio, or gym. CCTV is fitted to both the front and rear of the home for added security and peace of mind.



Ground Floor

Approx. 44.3 sq. metres (476.6 sq. feet)



First Floor

Approx. 39.0 sq. metres (419.9 sq. feet)



Total area: approx. 83.3 sq. metres (896.5 sq. feet)

