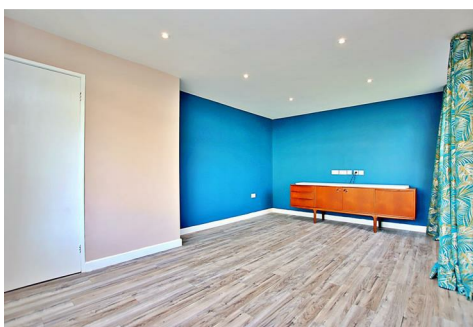




Simmons Estates

EST: 1996



Kenilworth Close, Borehamwood,

£580,000

- Three Bedroom End OF Terrace ('T' House)
- Large Kitchen/Breakfast
- Spacious South-East Facing Private Rear Garden with Side Access
- Downstairs Toilet
- 5-Minute Walk to Yavneh College
- Separate Garage
- Double Aspect Living Room
- New Carpet & Flooring Throughout
- Quiet Cul De Sac
- Chain Free

Located in a quiet and sought-after cul-de-sac on the south side of Borehamwood, this three-bedroom end-of-terrace ("T" type) home offers a fantastic opportunity to create a stylish and comfortable family home. Offered chain-free, the property boasts a generous layout, excellent natural light, and significant potential for extension and personalisation (STPP).

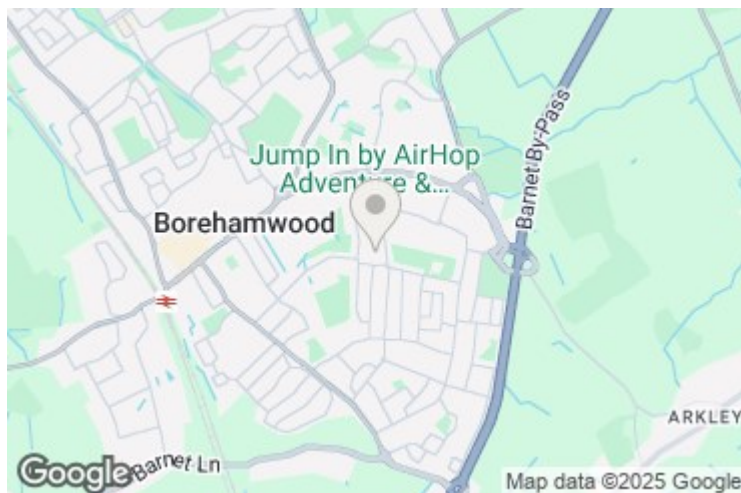
Upon entering, you are welcomed into a spacious hallway that sets the tone for the rest of the home. To the front, a bright and airy double-aspect reception room provides a versatile space, perfect as a cosy lounge, formal sitting area, or family room. The rear of the property features a large separate kitchen/diner, offering plenty of room for family meals, entertaining, and everyday living. This space overlooks the private rear garden and has the potential to be extended further, subject to planning permission. A convenient downstairs toilet adds practicality for modern family living.

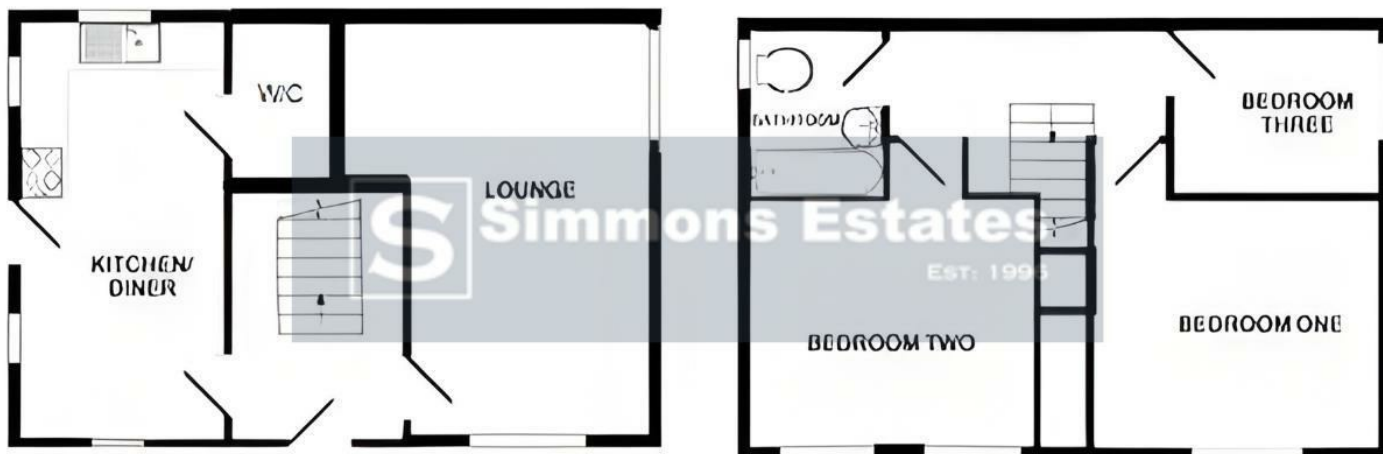
Upstairs, the property comprises three well-proportioned bedrooms and a family bathroom complete with a bath and a separate shower, offering flexibility for family needs.

The home enjoys a south-east facing rear garden, perfect for outdoor entertaining, gardening, or relaxing in privacy. Side access provides additional convenience, while a separate garage offers ample storage.

The property benefits from new carpet and flooring throughout, enhancing its move-in-ready appeal. Located just a five-minute walk from Yavneh College and within easy reach of local shops, parks, and transport links, this home combines both peaceful privacy and excellent connectivity.

This property represents a rare opportunity to secure a spacious, well-laid-out family home in a quiet, highly sought-after location.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	
England & Wales		EU Directive 2002/91/EC

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