



# Simmons Estates

EST: 1996



**Crown Road, Borehamwood,**

**£450,000**

- Three Bedrooms
- Two Reception Rooms
- Front & Rear Garden
- Ample Storage

- Semi Detached House
- In Need of Modernising
- Potential To Extend (stpp)
- Approximately 915 Sq Ft

A charming three-bedroom semi-detached home on Crown Road, built in the late 1950s, offering a wonderful blend of classic character and modern potential. Situated on a quiet residential road, this property provides an excellent opportunity for buyers seeking a family home with scope to extend and modernise (subject to planning).

Located approximately one mile from Borehamwood's bustling High Street, Tesco Extra, places of worship, the mainline station, and an array of cafés and restaurants, the home also benefits from being a short walk from Aberford Park, with its picturesque lake and open green spaces.

Upon entering, you are greeted by a welcoming hallway leading to two inviting reception rooms, ideal for relaxing or entertaining. The layout offers a natural flow throughout, enhanced by plentiful natural light that creates a warm and comfortable atmosphere. The separate kitchen provides access to the garden and offers ample space and potential for modernisation.

Upstairs, there are three well-proportioned bedrooms and a family bathroom with a separate W/C. While the property has been well cared for, it requires modernising throughout, offering a fantastic blank canvas for buyers to create their ideal home.

Externally, there are front and rear gardens, providing excellent space for outdoor enjoyment and further landscaping potential.

With its appealing design, generous proportions, and prime location, this home offers significant potential to extend to the rear (subject to planning). Brimming with opportunity, it is ideal for families, first-time buyers, or those looking to put their own stamp on a home in one of Borehamwood's most sought-after locations.



