



# Simmons Estates

EST: 1996



**Novello Way, Borehamwood,**

**£525,000**

- Three Bedrooms
- Large Reception Room
- Quiet Cul de Sac
- Immaculately Presented Throughout
- Good Size Garden With Rear Access
- End Of Terrace House
- Modern Kitchen & Bathroom
- Downstairs Toilet
- Fitted Wardrobes
- Two Allocated Parking Spaces

Set within a quiet and highly sought-after cul-de-sac in the ever-popular Studio Way development, this beautifully presented end-of-terrace home offers spacious, modern living ideal for families and professionals alike.

Upon entering, you are welcomed by a bright and generously proportioned lounge, complete with patio doors opening directly onto a large private rear garden—perfect for entertaining, dining, or simply relaxing. The ground floor also benefits from a contemporary kitchen and a convenient downstairs WC, adding to the practicality of the layout.

Upstairs, the property comprises three well-proportioned bedrooms, all featuring fitted wardrobes providing excellent storage. The principal bedroom further benefits from air conditioning, ensuring year-round comfort. A stylish family bathroom completes the first floor.

Externally, the property offers two allocated parking spaces along with additional visitor parking, ideal for both residents and guests.

Ideally located, the property is within easy reach of Borehamwood town centre, offering a wide range of shops, restaurants, and amenities. The nearby Sky Studios Elstree adds to the area's growing appeal. Excellent transport links include the A1, M25 and A1(M), as well as Elstree & Borehamwood railway station providing direct access into London. Well-regarded local schools and nearby green spaces further enhance the attractiveness of this fantastic home.



