



# Simmons Estates

EST: 1996



**Linton Avenue, Borehamwood,**

**£575,000**

- Three-Bedroom End-of-Terrace Home
- Two Spacious Reception Rooms
- Potential to Extend (Subject to Planning Permission)
- Modern Fully Tiled Family Bathroom
- South-West Facing Garden with Low-Maintenance Astro Turf
- Extended To The Rear
- Ground Floor Cloakroom (WC)
- Fitted Wardrobes to All Bedrooms
- Garden Room with Air Conditioning & Internet Connectivity
- Off-Street Parking & Separate Garage

This beautifully presented and extended three-bedroom end-of-terrace home offers spacious and versatile accommodation, ideal for families and commuters alike. Built in the 1960s and extending to approximately 1,066 sq ft, the property combines modern finishes with excellent future potential.

The ground floor features an inviting entrance porch leading into a generous hallway with useful understairs storage, a bright and spacious lounge, and a separate dining room—perfect for both relaxing and entertaining. The modern fitted kitchen is finished to a high standard, boasting granite worktops, an induction hob, tiled flooring, underfloor heating, and integrated appliances, along with the added benefit of two sinks and built-in washing facilities. A convenient ground floor cloakroom (WC) completes the accommodation.

Upstairs, there are three well-proportioned bedrooms, all with fitted wardrobes, alongside a stylish, fully tiled family bathroom. The boiler is housed in the boarded loft, providing additional storage space.

Externally, the property enjoys a south-west facing rear garden, recently landscaped with a patio area and low-maintenance astro turf—ideal for outdoor dining and entertaining. A standout feature is the fully equipped garden room, complete with air conditioning, electricity, and internet connectivity, making it perfect for a home office, gym, or additional living space.

To the front, a large driveway provides off-street parking for three to four vehicles, complemented by an EV charging point and a separate detached garage. Further benefits include timed lighting, enhancing both convenience and security.

Ideally located within easy walking distance of the town centre, mainline train station, and local amenities, including places of worship such as a synagogue, the property also offers excellent scope for further extension to the rear, side, or loft (subject to planning permission).



