



Simmons Estates

EST: 1996



Coleridge Way, Borehamwood,

£595,000

- Three Bedroom End Of Terrace Townhouse
- Two Bathrooms (En Suite)
- Fitted Wardrobes
- Southside OF Borehamwood
- Moments Walk to Station & Town Centre
- Separate Utility Room
- Single Integral Garage
- Kitchen/Breakfast Room
- Downstairs Toilet
- Chain Free

Located in one of Borehamwood's most desirable modern developments, this bright and spacious three-bedroom end-of-terrace home is set across three well-designed floors and is offered chain-free. Just 0.2 miles from Elstree & Borehamwood Station, it provides excellent transport links into London, making it ideal for commuters.

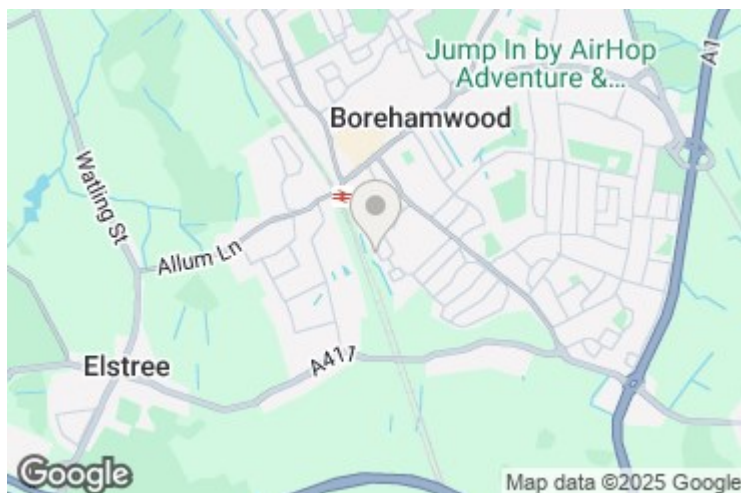
As you approach the property, you're welcomed by a driveway and integral garage, offering both off-street parking and storage. Upon entering, the entrance hallway leads you to a ground floor cloakroom, a utility room with access to the rear garden, and a third bedroom, which also works well as a home office or playroom. Internal access to the garage adds further practicality to this level.

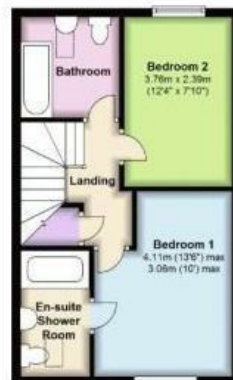
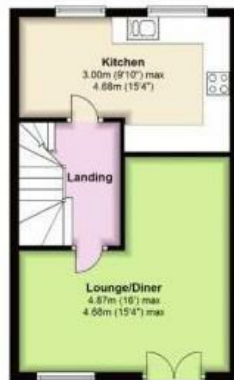
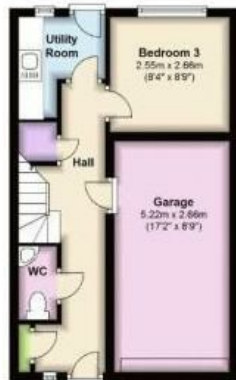
Heading upstairs, the first floor opens into a bright and spacious L-shaped lounge/dining room with a Juliet balcony, ideal for relaxing or entertaining. Adjacent is a modern kitchen/breakfast room with ample workspace and room for casual dining.

On the top floor, the master bedroom benefits from an en-suite shower room and a fitted wardrobe, while the second double bedroom also includes a built-in wardrobe. A contemporary family bathroom serves this floor, making it ideal for families or guests.

The property is equipped with a Hive smart heating system, offering modern convenience and energy efficiency. To the rear, the sunny aspect garden provides a low-maintenance outdoor space — perfect for enjoying warmer weather or entertaining.

Situated on the south side of Borehamwood, the home is within walking distance of Yavneh Primary and College, local parks, shops, a children's centre, and other everyday amenities. With its spacious layout, sought-after location, and excellent connectivity, this is a fantastic opportunity to secure a modern, move-in-ready family home.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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	