



Simmons Estates

EST: 1996



14 Kenilworth Drive, Borehamwood, Herts, WD6 1QW

£400,000

****Newly redecorated with new carpets throughout****

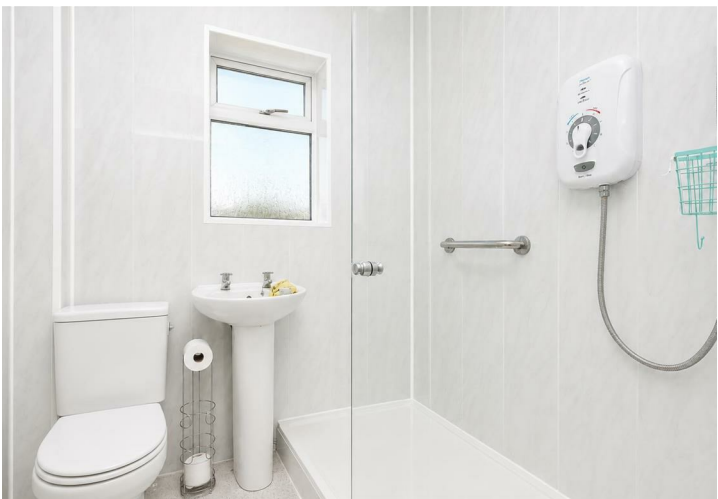
Situated on the highly sought-after south side of Borehamwood, this well-presented three-bedroom family home offers spacious and versatile accommodation, a substantial south-facing garden, and excellent potential for future extension (subject to the necessary planning permissions).

The ground floor comprises a bright front reception room, a fitted kitchen, a spacious conservatory overlooking the rear garden, and a modern downstairs bathroom. Upstairs, the property benefits from three generous double bedrooms, making it ideal for families, first-time buyers, or those requiring additional home office space.

Externally, the property offers off-street parking for two vehicles and a mature south-facing rear garden extending to approximately 90 feet, providing excellent outdoor space for entertaining, children, or gardening enthusiasts.

Kenilworth Drive is conveniently located close to a range of local amenities, including the open green spaces of Kenilworth Park, well-regarded primary and secondary schools, including Yavneh College, and excellent transport links via local bus routes and Elstree & Borehamwood mainline station, providing direct access into Central London.

This is a fantastic opportunity to acquire a spacious family home in a prime residential location with scope to further enhance and add value.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		