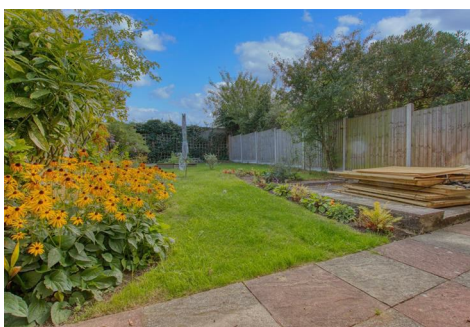




# Simmons Estates

EST: 1996



**Beech Drive, Borehamwood,**

**£1,575 PCM**

- Three Double Bedroom House
- Modern Bathroom
- Downstairs Toilet
- Wardrobes
- Sunny Aspect Rear Garden
- Large Living Room
- Good Size Kitchen Breakfast Room
- Available Immediately
- Driveway

A three-bedroom terraced house that is situated just a 5-minute walk from town & station. The property has a good size kitchen/diner, downstairs toilet, driveway & sunny aspect rear garden. Offered with wardrobes, a large living room, ample storage and is available immediately.



## Ground Floor

Approx. 44.2 sq. metres (475.8 sq. feet)





## First Floor

Approx. 47.1 sq. metres (506.8 sq. feet)



Total area: approx. 91.3 sq. metres (982.7 sq. feet)

The measurements given are approximate and are for illustration only. They should not be relied on for valuation. Plan produced using PlanUp.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	60	
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		