



# Simmons Estates

EST: 1996



**Barton Way, Borehamwood,**

**£425,000**

- Three Bedroom House
- Generous Kitchen With Dining Space
- Short Walk to Town & Station
- Potential to Extend (subject to planning)
- Spacious Reception Room
- Front & Rear Garden
- Good Condition
- Ample Storage

This well-presented three-bedroom terraced home perfectly combines character, space and convenience, set on a quiet residential road within easy walking distance of the town centre.

Inside, you are welcomed by a bright and generously sized reception room, bathed in natural light and ideal for both everyday living and entertaining. To the rear, a spacious kitchen–dining room provides an excellent setting for family meals and social occasions, with direct access to the rear garden — perfect for outdoor dining, gardening, or future enhancement.

The property comprises three well-proportioned bedrooms, each offering comfortable accommodation and flexibility for family living, guests or home working. A well-appointed family bathroom completes the internal layout.

Externally, the home benefits from both a front garden and a large rear garden, presenting excellent potential for extension (subject to planning permission).

Ideally situated just 0.6 miles from Elstree & Borehamwood train station, the property is within easy walking distance of local shops, Aberford Park and the Synagogue, as well as well-regarded schools and other amenities. The area offers a vibrant community atmosphere alongside excellent transport links into central London.



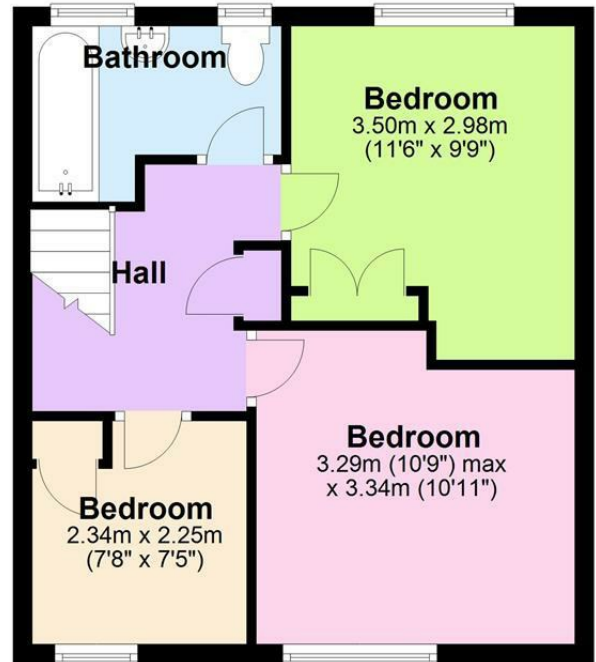
## Ground Floor

Approx. 33.4 sq. metres (359.5 sq. feet)



## First Floor

Approx. 36.8 sq. metres (396.6 sq. feet)



Total area: approx. 70.2 sq. metres (756.1 sq. feet)

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

