



Simmons Estates

EST: 1996



Hay Close, Borehamwood,

£1,300 PCM

- Two Bedroom House
- Large Lounge
- Private Garden
- Storage
- New Flooring
- Good Condition
- Parking
- 5 Minutes from Town
- Recently Redecorated

A newly Refurbished 2 bedroom end of terraced house, located in the studio way development, offering brand new wooden laminate flooring, new carpets, completely redecorated, separate modern fitted kitchen, garden. Parking. Great access to the A1,



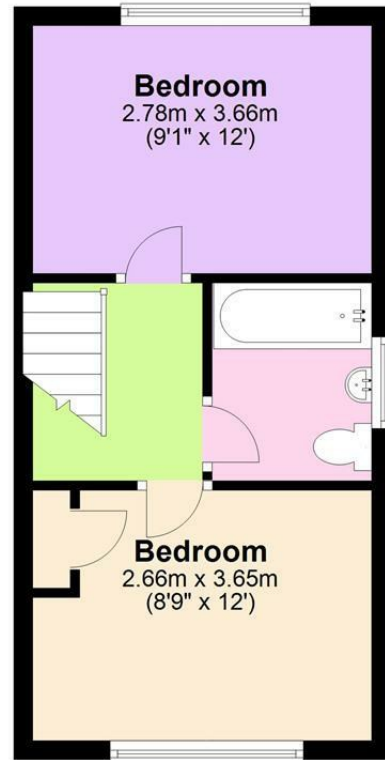
Ground Floor

Approx. 28.2 sq. metres (303.5 sq. feet)



First Floor

Approx. 28.2 sq. metres (303.4 sq. feet)



Total area: approx. 56.4 sq. metres (606.8 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) 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	