



Simmons Estates

EST: 1996



Wilcox Close, Borehamwood,

£425,000

- Two Double Bedrooms
- Large Bright Living Room
- Fitted Wardrobes In Bedroom Two
- Large East Facing Private Garden With Side & Rear Access
- Popular Studio Way Development
- End Of Terrace House
- Modern Bathroom
- Off Street Parking Plus Allocated Parking Bay
- Quiet Cul-de-sac Location

This beautifully presented two double-bedroom end-of-terrace home is nestled within the highly sought-after Studio Way development. As you enter through the covered porch, you step into a welcoming, light-filled living space featuring contemporary laminate flooring and a cosy LED electric fireplace. The living area flows seamlessly into the modern kitchen, which boasts integrated appliances—including a washing machine and dishwasher—and offers ample space for a breakfast table. A large glass door floods the room with natural light and offers garden views that bring the outdoors in.

Upstairs, you'll find two generous double bedrooms. The master bedroom is a generously sized double, offering plenty of space and comfort., while the second bedroom features bespoke storage solutions. The family bathroom is partially tiled and finished to a high standard, maintaining the home's clean, modern aesthetic.

Outside, the private east-facing rear garden is a peaceful retreat, low-maintenance yet beautifully designed. It features Astro turf, raised decking, side and rear access, multiple external electrical sockets, and an outdoor tap—ideal for relaxing or entertaining in the sunshine. A secure front porch leads to an external storage cupboard with power, adding extra practicality. Off-street parking is available alongside an allocated bay, and the home benefits from a smart Hive heating system for efficient control.

Ideally located, the property is within easy reach of local amenities and highly regarded schools such as Woodlands Primary and Cowley Hill Primary & Nursery. Elstree & Borehamwood station is a short walk away, offering direct services to St Albans City, Sutton, Luton, and Orpington. Nearby restaurants, shops, and pubs complete the vibrant neighborhood atmosphere.

Low-maintenance, move-in ready, and thoughtfully designed throughout, this home offers stylish family-friendly living and excellent future potential in one of the area's most desirable developments.



