



Simmons Estates

EST: 1996



Edulf Road, Borehamwood,

£650,000

- Four Bedrooms
- Two Reception Rooms
- Beautifully Presented Throughout
- Quiet Cul-de-sac
- Off Street Parking For Multiple Vehicles
- Semi Detached House
- Large Kitchen/Diner
- Potential To Extend Further (Subject to Planning Permission)
- Private South Facing Garden
- Chain Free

Located in a peaceful and highly sought-after cul-de-sac, this spacious four-bedroom semi-detached home offers a perfect blend of classic 1950s character, modern comfort, and exciting future potential. From the outset, the generous frontage makes an impression, with a wide driveway that comfortably fits five to six vehicles—ideal for families or those who love to entertain.

Inside, a bright and welcoming entrance hall leads directly into a well-appointed kitchen, thoughtfully laid out with plenty of workspace and room for family dining. The kitchen flows seamlessly into a spacious, light-filled lounge—an inviting space to relax. To the rear, a separate conservatory fitted with both air conditioning and heating adds valuable year-round living space, ideal as a second reception room, with tranquil views over the garden.

The rear garden is beautifully landscaped and cleverly sectioned, featuring a large patio for entertaining, a decked area around a peaceful pond, and a neatly kept lawn. The garden offers privacy and a lovely outlook. It also includes two storage sheds and a brick-built outbuilding with electricity. One outbuilding is fully air-conditioned, making it ideal as a home office, gym, workshop, or studio. Side access adds convenience.

Upstairs, the first floor hosts three generously sized bedrooms and a modern family bathroom with a corner jacuzzi bath. A staircase from the landing leads to a converted loft room, currently used as a fourth bedroom but equally suited to use as a study or creative space, with natural light and built-in storage.

Just 15 minutes' walk from Elstree & Borehamwood Station with direct trains into London, the property also benefits from excellent access to the A1, M1, and M25. Highly rated schools nearby include Cowley Hill, Woodlands Primary, Hertswood Academy, and Yavneh College, with Tesco, Morrisons, and The Boulevard Retail Park just minutes away.

Living room



Kitchen



Conservatory



Garden



Bedroom 1

Bedroom 2



Bedroom 3



Bathroom



Loft





Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorised reproduction is prohibited.

