



# Simmons Estates

EST: 1996



**Bullhead Road, Borehamwood,**

**£624,950**

- Three Bedrooms
- Two Reception Rooms
- Large West-Facing Garden
- Downstairs Toilet
- Southside of Borehamwood
- Semi Detached House
- Breakfast Bar
- Well Presented Throughout
- Close To Yavneh College
- Off Street Parking

Situated on the sought-after Bullhead Road in Borehamwood, this charming 1930s semi-detached family home offers a wonderful blend of character features and modern living.

The property opens via a useful porch into a welcoming entrance hallway, leading through to a spacious lounge featuring a charming fireplace. A second reception/dining room also benefits from its own fireplace, creating a warm and inviting space ideal for entertaining and family life.

To the rear, the property boasts a well-appointed kitchen/diner with stylish tiled flooring throughout, a breakfast bar, and a traditional butler sink, combining practicality with character. This space flows seamlessly into a bright conservatory, providing additional living space with views over the garden. A convenient downstairs W/C completes the ground floor accommodation.

Upstairs, there are three well-proportioned bedrooms, benefitting from fitted wardrobes, along with a family bathroom featuring both a bath and separate shower.

Externally, the property offers a substantial west-facing rear garden, perfect for enjoying afternoon and evening sun, with ample space for outdoor entertaining. Additional benefits include side access and off-street parking for two vehicles.

Further features include a modern Hive heating system for efficient and convenient climate control.

Ideally located, the property is within easy reach of Borehamwood High Street and the Boulevard Shopping Centre, offering a wide range of shops, restaurants, and leisure facilities. Excellent transport links are nearby, including Elstree & Borehamwood Station with direct access into London, as well as the A1, A41, M1 and M25. The area is also well served by highly regarded schools, including Yavneh College.



**Bullhead Road, Borehamwood, WD6**

Approximate Area = 1156 sq ft / 107.3 sq m  
 Outbuilding = 56 sq ft / 5.2 sq m  
 Total = 1212 sq ft / 112.5 sq m

For identification only - Not to scale

