



# Simmons Estates

EST: 1996



## **Brampton Terrace, Borehamwood,**

**Offers In Excess Of £367,500**

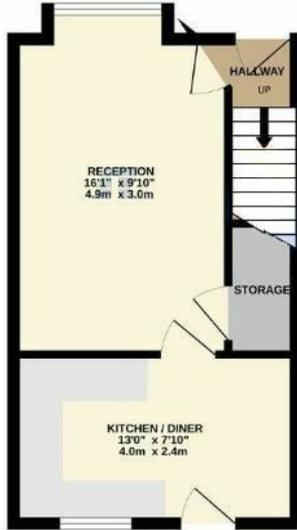
- Terrace House
- Fitted Wardrobes
- Private West Facing Garden
- Allocated Parking Space
- Easy Access To Local Amenities
- Two Double Bedrooms
- Kitchen/Breakfast Room
- Close To Bus Routes
- Two Year Old Boiler & 90% New Windows
- Fences Were Replaced Two Years Ago

A charming two-bedroom property offers a bay-fronted lounge and modern fitted kitchen/diner. Upon entering from the front garden, you'll step into the hallway, leading to the reception room with convenient storage under the stairs. Upstairs, the landing offers an airing cupboard and loft access, partially boarded for additional storage. The first floor also includes two double bedrooms with fitted wardrobes and a family bathroom.

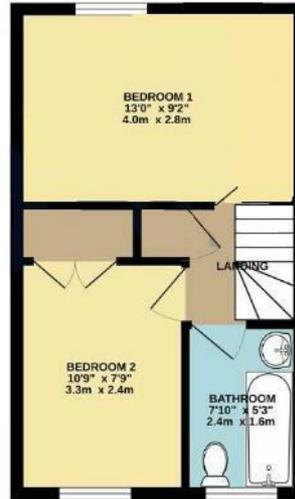
Outside, the rear garden spans approximately 35 feet, facing west for afternoon sun and privacy. The garden includes a shed on hardstanding and a patio area. Parking is convenient, with two allocated spaces at the rear accessible via gated entry. Enjoy easy access to local amenities, bus routes, and stops for added convenience.



GROUND FLOOR  
300 sq.ft. (27.9 sq.m.) approx.



1ST FLOOR  
293 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA: 593 sq.ft. (55.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The architect, planner and quantity surveyor shown here have not been asked and no guarantee as to their availability or efficiency can be given.  
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