



# Simmons Estates

EST: 1996



**Dunnock Close, Borehamwood,**

**£425,000**

- Three Bedroom End-Terrace Home
- Welcoming Entrance Porch
- South-West Facing Rear Garden
- Short Walk to Borehamwood Town Centre & Railway Station
- Some Updating Required & Excellent Potential (STPP)
- Two Spacious Reception Rooms
- Garage & Off-Street Parking
- Spacious Living/Dining Area
- Quiet Cul-De-Sac
- Chain Free

Located within a quiet cul-de-sac on Dunnock Close, Borehamwood, this three-bedroom end-of-terrace home offers a fantastic opportunity for buyers looking to put their own stamp on a property. Built in the 1990s and offering approximately 710 sq. ft. of accommodation, the home provides generous living space, a south-west facing garden, garage and off-street parking, all within easy reach of Borehamwood's excellent local amenities.

As you approach the property, you are welcomed by an entrance porch, providing a practical space before stepping into the main accommodation. Once inside, the property offers two well-proportioned reception rooms, providing plenty of flexibility for both family living and entertaining.

The heart of the home is the spacious living/dining area, with ample room for comfortable seating as well as a family dining table. From here, the accommodation flows through to a separate conservatory, providing an additional versatile living space

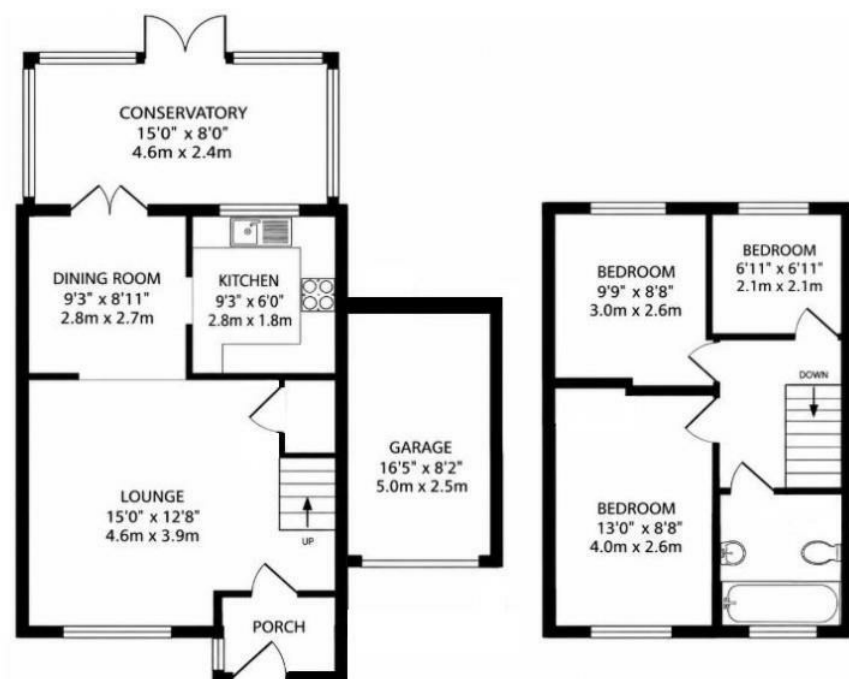
The ground-floor accommodation is well laid out and offers excellent scope for a new owner to modernise and personalise the property to their own taste. While the home would benefit from some updating, it offers excellent potential for further improvement or development, subject to the necessary planning permissions (STPP).

Moving upstairs, you will find three bedrooms, providing a good balance of accommodation for families, first-time buyers or those requiring additional space for a home office. A family bathroom completes the first-floor accommodation.

Stepping outside, the property benefits from a south-west facing rear garden, perfect for making the most of the afternoon and evening sunshine. The garden offers excellent potential to create an attractive outdoor space for relaxing, entertaining and family enjoyment.

Further benefits include a garage and off-street parking, providing convenient parking along with useful additional storage.





| Energy Efficiency Rating                    |  | Current                 | Potential                                                                           |
|---------------------------------------------|--|-------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |  |                         |                                                                                     |
| (92 plus) A                                 |  |                         | 85                                                                                  |
| (81-91) B                                   |  |                         |                                                                                     |
| (69-80) C                                   |  |                         |                                                                                     |
| (55-68) D                                   |  | 65                      |                                                                                     |
| (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 <sub>2</sub> ) Rating                  |  | Current                    | Potential                                                                             |
|-----------------------------------------------------------------|--|----------------------------|---------------------------------------------------------------------------------------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                            |                                                                                       |
| England & Wales                                                 |  | EU Directive<br>2002/91/EC |  |