



Simmons Estates

EST: 1996



Stapleton Road, Borehamwood,

£575,000

- Three-Bedroom Semi-Detached Home
- Two Spacious & Versatile Reception Rooms
- Separate Utility Area
- Well Presented Throughout
- East-facing Rear Garden
- Entrance Porch & Useful Under-Stairs Storage
- Impressive Open-Plan Kitchen & Living Area
- Convenient Ground-Floor Guest WC
- Spacious Rear Extension with Skylights
- Ample Off-Street Parking for Multiple Vehicles

This delightful three-bedroom semi-detached home offers an excellent blend of space, style and practicality. Providing approximately 1,151 sq. ft. of accommodation, the property has been thoughtfully extended to the front and rear, creating a spacious and versatile family home.

The property is approached via a generous driveway providing ample off-street parking for multiple vehicles, with electric points to the front and rear. An extended entrance porch provides a welcoming arrival, complemented by useful under-stairs storage.

The ground floor offers two spacious and versatile reception areas. To the front is a comfortable separate lounge, while the rear opens into the heart of the home – an impressive open-plan kitchen and living area, ideal for family life and entertaining.

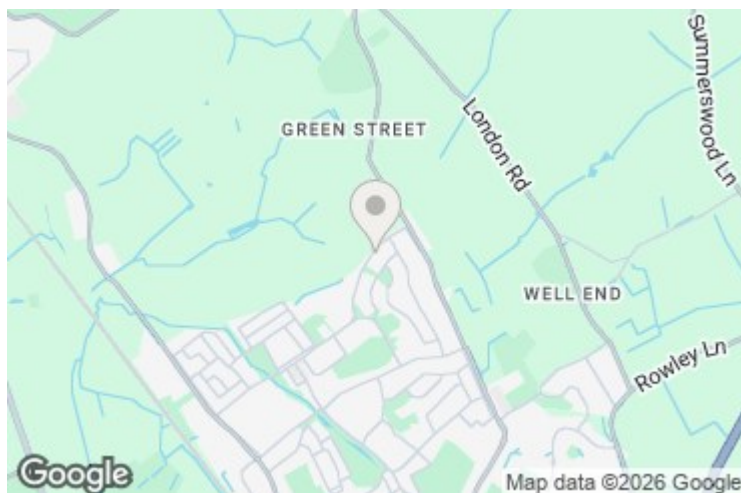
The extended kitchen features generous U-shaped worktops, integrated appliances and contemporary finishes. The spacious rear extension with skylights allows natural light to flood the room, while bi-folding doors open directly onto the east-facing rear garden, creating an excellent indoor-outdoor connection.

Further practical features include a separate utility area and convenient ground-floor guest WC.

Upstairs are three well-proportioned bedrooms and a well-appointed family bathroom, with the home well presented throughout.

Conveniently positioned for local amenities, schools and transport links, this extended home offers generous and flexible accommodation ideally suited to modern family living.

Disclaimer: Certain images may be digitally enhanced and/or AI-generated and may not accurately reflect the property's current condition or features.





Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	70
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Current
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
	79
England & Wales	
EU Directive 2002/91/EC	