



# Simmons Estates

EST: 1996



**Ashdown Drive, Borehamwood,**

**£305,000**

- Two Double Bedroom
- Ground Floor
- Fitted wardrobes
- Great First Time Buy / Buy to Let
- Ample Storage
- Private Garage
- Fantastic Location
- Close to Town & Station
- Large Lounge / Dining Area
- Chain Free

A large two double bedroom ground floor maisonette with a garage, that is offered in good condition throughout with a modern fully tiled bathroom, fitted wardrobes and a very large lounge dining room. This property is situated in a very popular & quiet residential road, just a 10 minute walk from town, station, synagogue and Borehamwood shopping park. The property has ample storage, with multiple interior storage cupboards and an external store room. Chain free.

#### Entrance Lobby

Hardwood frosted glazed entrance door, inset mat, coat hanging area, door through to

#### Lounge/Dining Area

26'6 max x 11'3 max (8.08m max x 3.43m max)

Double aspect room with UPVC double glazed windows to the front and the rear, carpeted flooring, two CH radiators, sockets, lighting, TV point, door through to lobby area, doorway leading through to

#### Kitchen

8'5 x 7'10 (2.57m x 2.39m)

Tiled flooring, partly tiled walls, range of fitted units both wall mounted and base, ample work surface area, single bowl sink unit with mixer tap, UPVC double glazed window overlooking communal gardens, integrated dishwasher, space for fridge/freezer, space for double electric oven and four ring gas hob, extractor, spotlighting, sockets.

#### Lobby Area

Large storage cupboard housing washing machine, coat cupboard with ample shelving, additional storage cupboard, spotlighting, doors through to

#### Master Bedroom

14'7 x 11' (4.45m x 3.35m)

Carpeted flooring, UPVC double glazed window to the front, space for double wardrobe

#### Bedroom 2

12'3 x 8'8 (3.73m x 2.64m)

Carpeted flooring, space for double wardrobes, CH radiator, UPVC double glazed window to the rear, sockets.

#### Family Bathroom

Tiled flooring, fully tiled walls, wash hand basin with mixer tap and vanity unit, heated towel rail, low flush WC, extractor, spotlighting, UPVC double glazed frosted window to the rear, deep panel bath with mixer tap and separate wall mounted power shower.

#### Exterior

External storage cupboard, communal parking and separate garage





**TOTAL APPROX. FLOOR AREA 709 SQ.FT. (65.8 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>71</b>	<b>77</b>
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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		<b>74</b>	<b>78</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	