



# Simmons Estates

EST: 1996



**Barton Way, Borehamwood,**

**£525,000**

- Three Double Bedrooms
- Extended To Front & Rear
- Fully Tiled Modern Family Bathroom
- Generous Kitchen & Dining Area
- Walking Distance to Borehamwood & Elstree Train Station
- Two Reception Rooms
- Immaculately Presented Throughout
- Spacious Porch
- Side Access To Private Rear Garden
- Close to Local Shops & Aberford Park

Ideally situated in the highly sought-after area of Barton Way, this immaculately presented three double bedroom house offers a superb opportunity for families and investors alike. Built in the 1960s and extended to both the front and rear, the property now provides approximately 1,134 sq ft of generous and well-balanced living accommodation, all within a prime and convenient location.

The home is bright and airy throughout, with spacious room proportions that create a welcoming atmosphere perfect for both everyday living and entertaining. A spacious porch area provides a practical and inviting entrance to the property.

The ground floor features two substantial reception rooms, offering flexible living and dining space ideal for family gatherings, home working, or relaxing evenings in. The property also benefits from a large kitchen diner, thoughtfully designed with quality fittings and ample storage, creating a stylish and practical heart to the home.

Upstairs, there are three large double bedrooms, each offering excellent space for comfort and storage. A fully tiled family bathroom completes the internal accommodation.

Externally, the property benefits from side access to the rear garden, adding further practicality.

The property is ideally located just 0.6 miles from Elstree & Borehamwood train station, providing excellent transport links into central London, making it particularly appealing to commuters.

It is also within easy walking distance of local shops, Aberford Park, the Synagogue, well-regarded schools, and a range of leisure facilities. The area offers a vibrant and established community atmosphere, further enhancing its appeal to families and professionals.



