



# Simmons Estates

EST: 1996



## 1 Malden Road, Borehamwood, , WD6 1BN

**£479,950**

This delightful Victorian end-of-terrace home on the quiet and sought-after Malden Road, where period charm meets modern comfort. Bathed in natural light throughout its approximately 893 sq ft, the house is presented in good condition and offers a warm, welcoming atmosphere from the moment you enter.

As you step inside, you are greeted by a cosy lounge featuring a bay window, filling the space with natural light and creating an inviting area to relax. Flowing seamlessly from the lounge, the generous dining area is ideal for family meals or entertaining, with direct access to the garden, extending the living space outdoors. At the rear, the elongated galley kitchen provides a practical and spacious workspace, with ample storage and excellent potential for culinary creativity.

Upstairs, the accommodation continues to impress with two double bedrooms, both bright and comfortably sized, with plenty of space for wardrobes and additional furnishings. The large family bathroom is thoughtfully designed, featuring a bath and separate shower. There is also further potential to extend (STPP), offering exciting possibilities to increase the living space.

A bright and spacious loft room completes the upstairs, offering a versatile space ideal as a home office or creative studio. Multiple skylights fill the room with natural light, highlighting the modern laminate flooring and creating an inviting, airy atmosphere. With excellent proportions and a peaceful ambiance, this adaptable space provides the perfect opportunity to maximise the property's upper level.



