



Simmons Estates

EST: 1996



Reston Path, Borehamwood,

£450,000

- Three Well-Proportioned Bedrooms
- Kitchen / Breakfast Room
- Well presented throughout
- Front and Rear Gardens
- Fitted Wardrobes To The Principal Bedroom
- End OF Terrace House
- Spacious Living Room
- Single Garage To The Rear
- Modern Fully Tiled Shower Room
- Chain Free

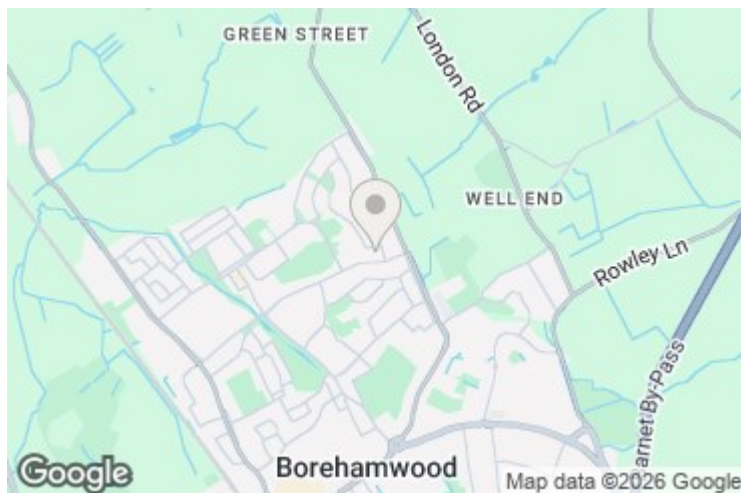
Offered for sale with no onward chain, this spacious three-bedroom end-of-terrace home occupies a pleasant position within a quiet residential turning on the north side of Borehamwood. Well presented throughout, the property offers excellent family accommodation complemented by front and rear gardens and a single garage to the rear.

The ground floor comprises an entrance hall leading into a generous living room, offering ample space for relaxing and entertaining. To the rear is a fitted kitchen/breakfast room with plenty of room for dining and direct access to the rear garden.

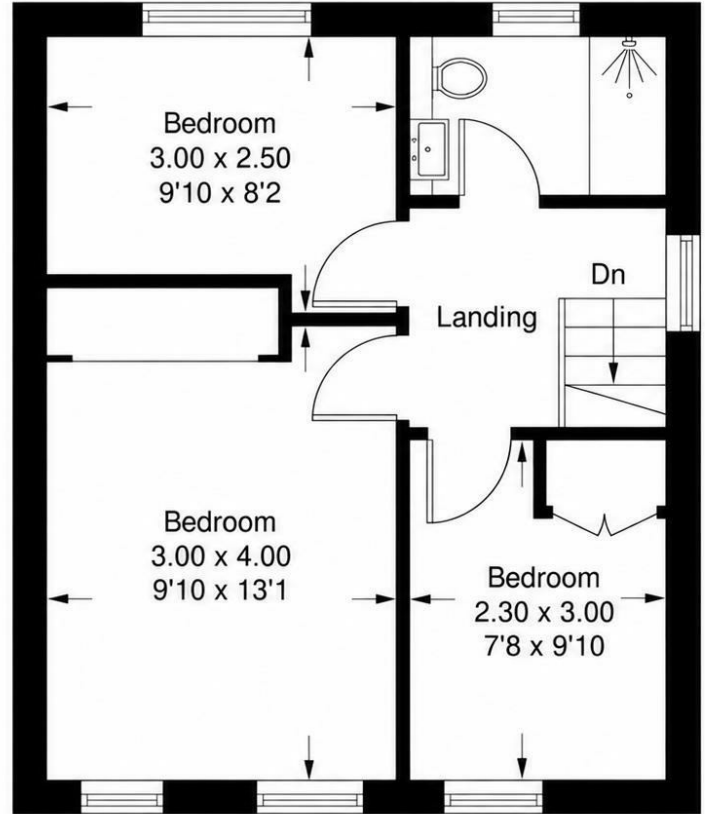
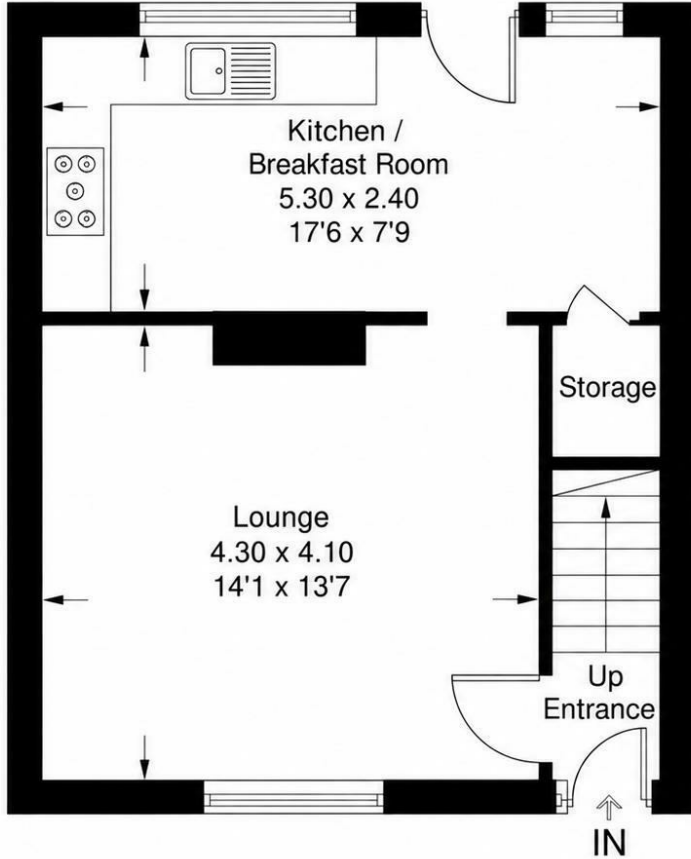
On the first floor are three well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes, together with a modern, fully tiled shower room.

Outside, the property enjoys front and rear gardens, with the rear garden providing a pleasant space for outdoor dining and entertaining. A single garage to the rear provides useful additional parking or storage.

Reston Path is conveniently positioned for a range of local amenities, schools and green spaces. Borehamwood town centre is within easy reach and offers an extensive selection of shops, restaurants, cafés and leisure facilities, while Elstree & Borehamwood Thameslink Station provides excellent connections into London.



Approximate Gross Internal Area = 68.7 sq m / 740 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		72	
(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 ₂) Rating		
	Current	Potential
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		
England & Wales		EU Directive 2002/91/EC