



**Stapleton Road, Borehamwood,**

**£635,000**

- Three Bedroom Semi-Detached House
- Huge Open Plan Kitchen/Living/Diner Area
- Underfloor Heating Throughout The Downstairs
- Fully Tiled Bathroom and Downstairs Toilet
- CCTV To Side, Rear & Front Of Property
- Large Extension To Side & Rear
- Porch With Floor To Ceiling Storage
- Side Extension With Access To Front & Rear
- Off Street Parking For Up To Six Cars
- Quartz Worksurface, Island and Integrated Appliances

This immaculately presented, chain-free three-bedroom semi-detached house has been extensively extended to both the side and rear, offering an abundance of space and modern comforts throughout. The property seamlessly blends stylish design with functional living, making it an ideal family home.

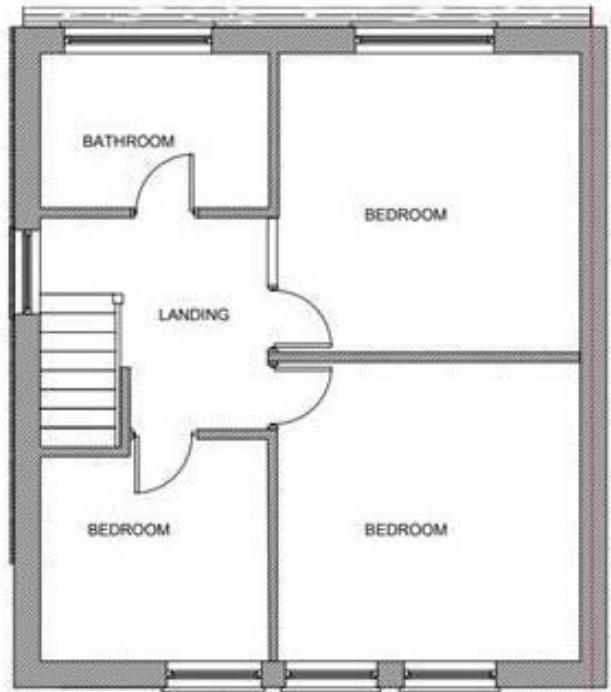
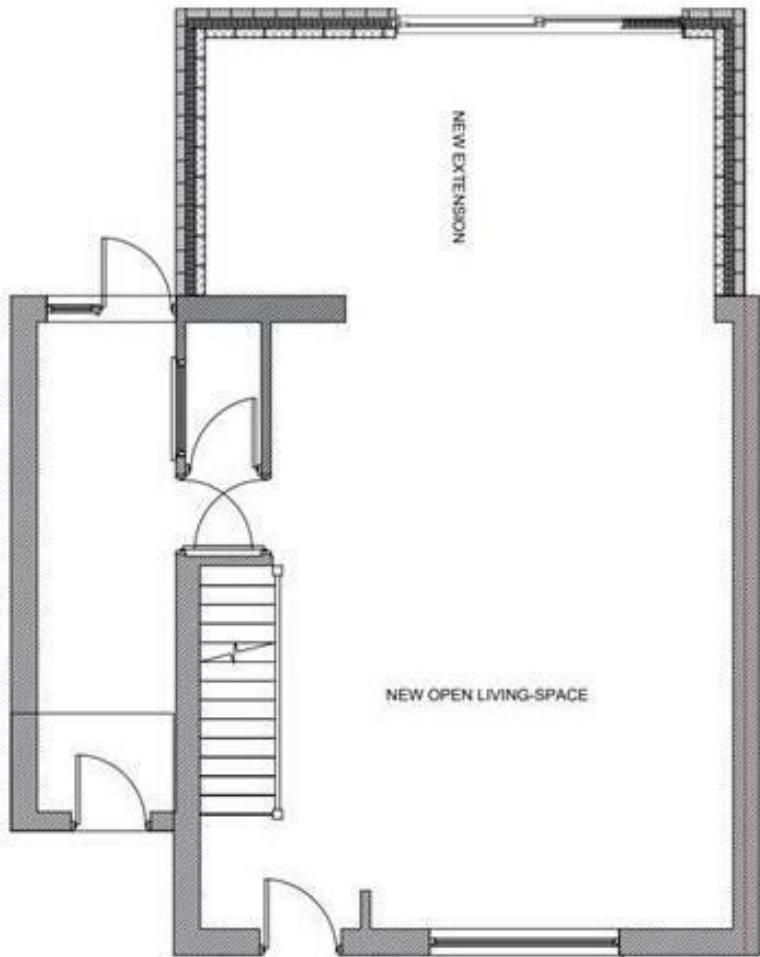
One of the standout features is the impressive open-plan kitchen, living, and dining area, perfect for entertaining or spending time with family. The kitchen is beautifully appointed with a large quartz island and worktops, integrated appliances, and a skylight overhead, flooding the space with natural light. Bi-folding doors open directly from the kitchen to the garden, creating a wonderful indoor-outdoor flow.

On the ground floor, underfloor heating provides comfort throughout, while a fully tiled bathroom and a convenient downstairs toilet add to the practicality of the home. The property also boasts a porch with floor-to-ceiling storage, offering plenty of space for all essentials.

The side extension provides additional versatility, with access to both the front and rear of the property. Outside, there is ample off-street parking for up to six cars, ensuring convenience for both residents and guests. Security is also well considered, with CCTV installed to cover the front, side, and rear of the property.

With its thoughtful design, high-end finishes, and excellent location, this property is a perfect combination of style and functionality, ready to welcome its new owners.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	86
(81-91)	B	
(69-80)	C	
(55-68)	D	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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