



# Simmons Estates

EST: 1996



## Lullington Garth, Borehamwood,

**£665,000**

- Three Bedrooms
- Two Reception Rooms
- Two Bath/Shower Rooms (Including One on the Ground Floor)
- Potential to Extend (Subject to Planning Permission)
- Off Street Parking
- Extended Semi-Detached House
- Separate Utility Area
- Large Rear Garden
- South Side Of Borehamwood
- Walking Distance To Train Station

Located on the prestigious Lullington Garth, this charming family home is perfectly placed in the heart of South Borehamwood, just a short walk from the High Street, mainline train station, and some of the area's most desirable schools, including the ever-popular Yavneh College and Primary School.

Inside, the home has been thoughtfully extended to provide versatile and spacious accommodation. Upon entry, you are greeted by a wide and welcoming entrance hallway that sets the tone for the light-filled interiors. The generous double-aspect through lounge/dining room offers ample space for family gatherings or quiet evenings, while a second reception room provides a flexible space—ideal for a playroom, home office, or reading room.

The fitted kitchen flows effortlessly into a practical utility room with direct access to the garden—ideal for busy households and day-to-day living. A stylish ground floor shower room completes the downstairs, adding to the home's functionality and guest convenience.

Upstairs, there are three well-proportioned bedrooms, including a spacious principal bedroom with fitted wardrobes. The family bathroom is well-presented and bright, and there's excellent scope to reconfigure or extend the upstairs layout should you wish to.

Externally, the property truly shines. The large, private rear garden is beautifully maintained and backs onto open views, creating a peaceful and picturesque outdoor space. The garage has been converted to add valuable internal space, while off-street parking is available at the front for added convenience.

For those looking to personalise, the property also presents exceptional potential, with opportunities to extend to the side, rear, or even upwards into the loft (subject to planning). Altogether, this home represents a rare chance to secure a spacious and adaptable family residence in one of Borehamwood's most desirable and well-connected settings.



