Simmons Estates

EST: 1996









Chaucer Grove, Borehamwood,

£685,000

- Three Bedroom End-of-Terrace Home
- Impressive 27ft Open-Plan Lounge/Living Area
- Convenient Downstairs WC
- Located in a Quiet Residential Cul-de-Sac
- Walking Distance To Borehamwood High Street & Thameslink Station
- Two Versatile Reception Rooms
- Principal En-Suite & Modern Family Bathroom
- Off-Street Parking With EV Charging Point
- Air Conditioning In Principal Bedroom
- Well-Presented Throughout, Offering Comfortable Modern Living

Situated within the highly sought-after Chaucer Grove development on the south side of Borehamwood, this well-maintained three-bedroom townhouse, built in 2007, offers approximately 1,476 sq. ft. of spacious & versatile accommodation, arranged over three floors and ideally suited to modern family living.

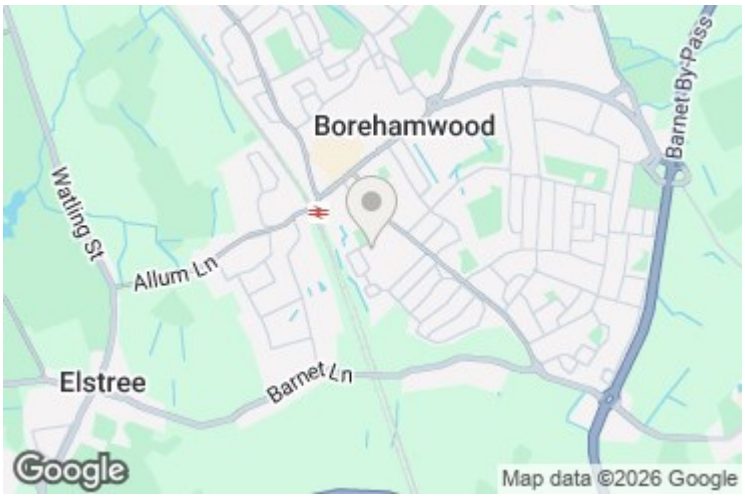
The standout feature of the property is the impressive 27ft open-plan living area on the ground floor, offering a generous & flexible space for relaxing, entertaining or use as a family/play area. Benefiting from underfloor heating, this bright & welcoming room features bi-folding doors opening directly onto the south-west-facing rear garden, allowing an abundance of natural light to fill the space. The ground floor also benefits from built-in storage cupboards & a convenient guest WC.

Moving to the first floor, a spacious L-shaped reception room with a Juliet balcony provides an additional living area, ideal for use as a more formal lounge or TV room. A separate fitted kitchen offers ample storage & worktop space, together with room for a breakfast table.

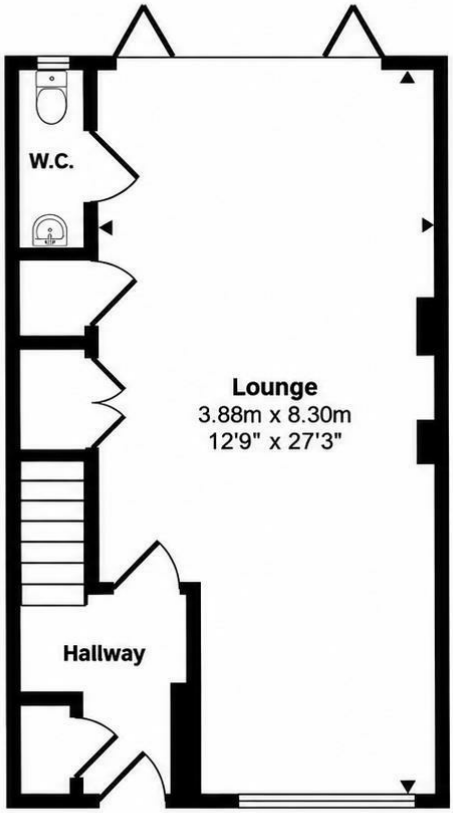
The second floor comprises three well-proportioned bedrooms, including a generous principal bedroom featuring air conditioning, fitted wardrobes & a modern en-suite shower room. The second bedroom also benefits from fitted wardrobes, while the third bedroom has a useful built-in storage cupboard. A fully tiled family bathroom completes the accommodation.

Externally, the property enjoys a private south-west-facing rear garden with a patio area, providing an ideal setting for outdoor dining, entertaining & family enjoyment. Further benefits include off-street parking & an EV charging point.

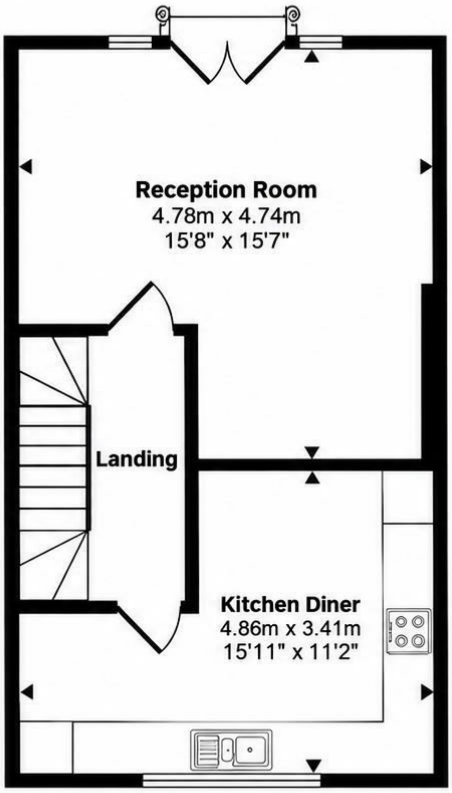
Set within a peaceful residential cul-de-sac, the property is within easy walking distance of Borehamwood High Street, Elstree & Borehamwood Thameslink Station, local shops,restaurants & leisure facilities. Ideally positioned for Yavneh College & Yavneh Primary School, places of worship, local parks & excellent road links.



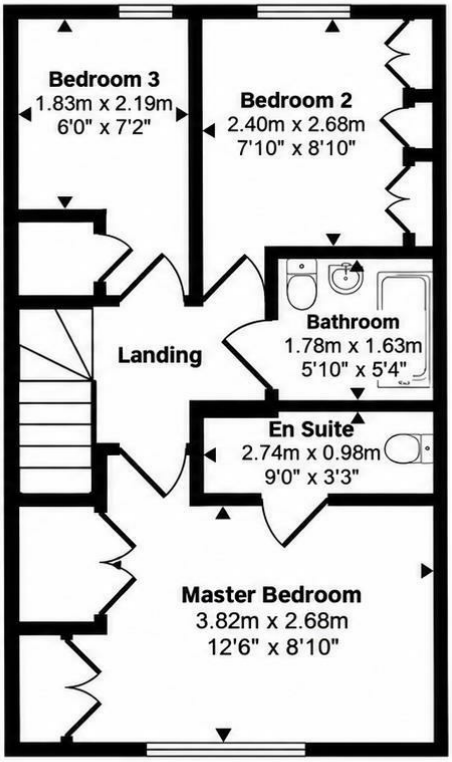
Approx Gross Internal Area
137 sq m / 1476 sq ft



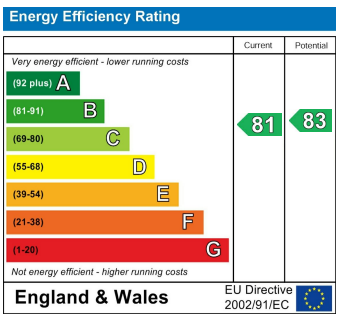
Ground Floor

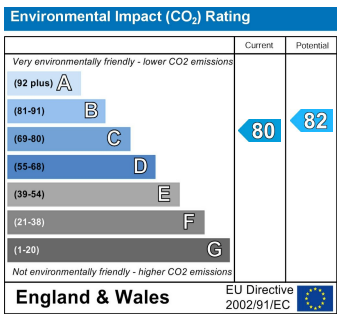


First Floor



Second Floor





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