



## Drayton Road, Borehamwood,

**£675,000**

- Extended Three-Bedroom Semi-Detached House
- Well-Proportioned Kitchen with Breakfast Area
- Private East-Facing Garden with Side Access
- South Side Of Borehamwood
- Two-Minutes From Train Station & Town Centre
- Spacious Lounge/Dining Area
- Immaculately Presented
- Modern Fully Tiled Bathroom
- Fitted Wardrobes in All Bedrooms
- Off Street Parking

Situated on the highly sought-after South Side of Borehamwood, this immaculately presented and extended three double bedroom semi-detached home offers spacious, modern family living within a short walk of the train station, town centre, shops and local amenities.

Upon entering, the property benefits from a practical porch with built-in storage, leading into a bright and spacious lounge/dining area — ideal for both everyday living and entertaining. Bi-fold doors open seamlessly onto the private east-facing rear garden, creating excellent indoor-outdoor flow and allowing natural light to flood the space.

The well-proportioned kitchen/breakfast room is fitted with Amtico flooring and provides ample worktop and storage space, along with convenient side access to the garden.

Upstairs, there are three generous double bedrooms, all benefitting from fitted wardrobes, offering excellent built-in storage. The staircase is finished in American oak and incorporates additional storage beneath. The modern family bathroom is fully tiled and features a stylish bath panel with integrated lighting.

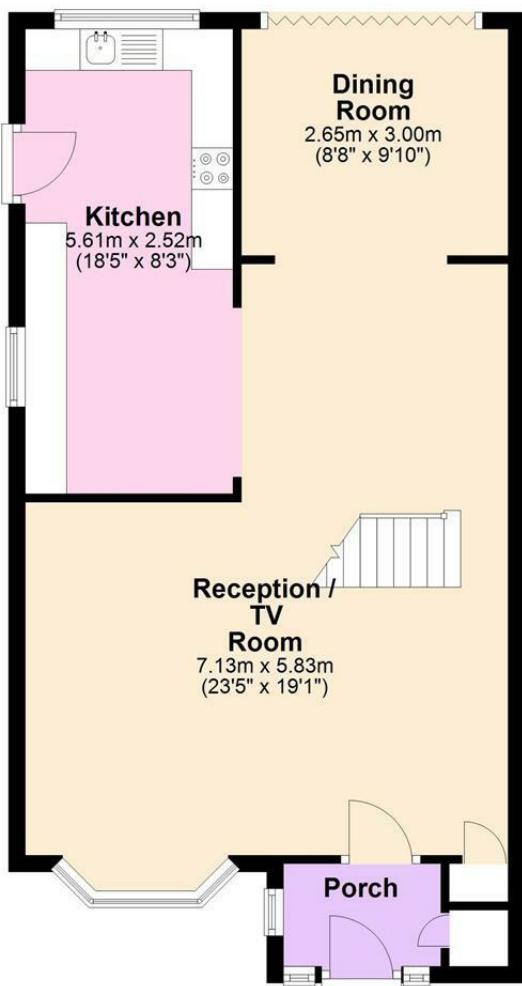
Externally, the property boasts a private east-facing garden with side access, perfect for families and outdoor entertaining. To the front, there is off-street parking for multiple vehicles.

Further benefits include a boiler installed approximately two years ago and updated radiators throughout.

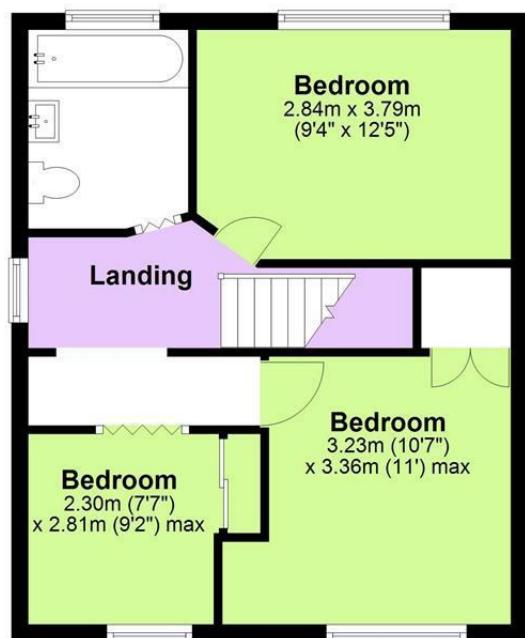
This superb home combines space, style and location, making it an ideal purchase for families, commuters or buyers looking to secure a property in one of Borehamwood's most desirable areas.



## Ground Floor



## First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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