



# Simmons Estates

EST: 1996



**Buckingham Road, Borehamwood,**

**£270,000**

- Generously Sized Bedroom
- Charming Butterfly Bungalow
- Freehold Property
- Side Access to Rear
- Chain Free
- Separate Kitchen With Ample Storage
- Private South-West Facing Rear Garden
- Well-Presented Throughout
- Private Off-Street Parking

This delightful chain-free butterfly bungalow offers an excellent blend of comfortable accommodation, private outdoor space and convenient access to local amenities. The property retains a sense of character while providing practical single-level living, making it an ideal choice for first-time buyers, downsizers or investors.

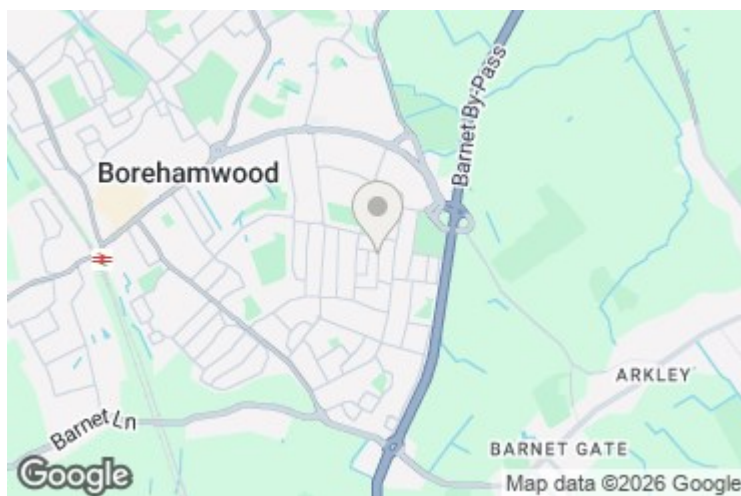
Upon entering, you are welcomed into a bright and well-proportioned reception room, providing an inviting space for both relaxing and entertaining. The accommodation further comprises a separate fitted kitchen with ample storage and worktop space, a generously sized bedroom, and a practical shower room.

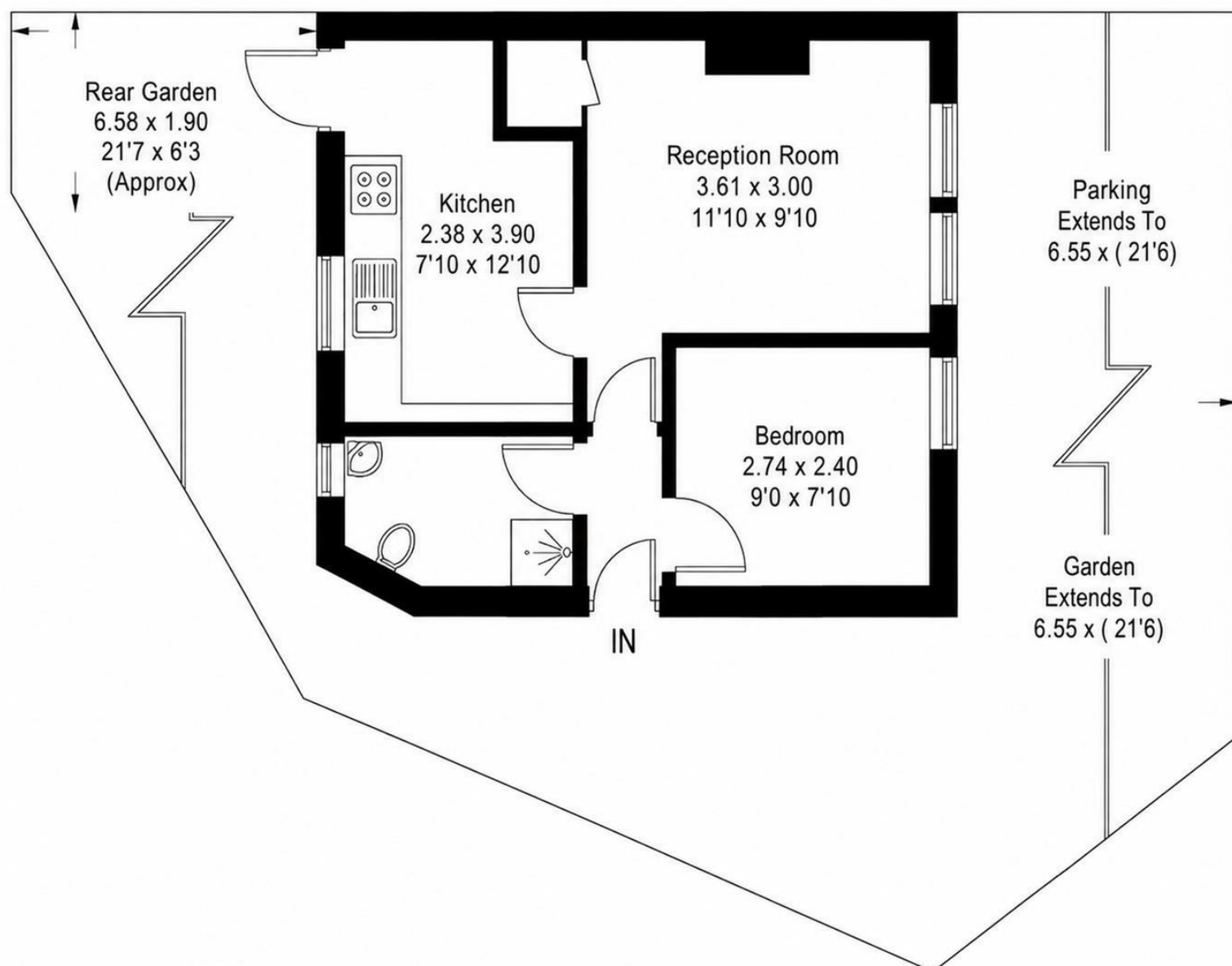
One of the property's standout features is the private south-west facing rear garden, offering a peaceful outdoor retreat and an ideal setting to enjoy the afternoon and evening sunshine. To the front, the property also benefits from the added convenience of off-street parking for up to two vehicles, a particularly useful feature in this popular residential location.

The property has also benefited from a number of recent improvements, including roof insulation, repointing, FENSA-certified windows, new guttering, and a replacement boiler installed approximately four years ago, providing additional reassurance for the incoming purchaser.

Buckingham Road is conveniently positioned within easy reach of Borehamwood town centre, with its excellent selection of shops, cafés, restaurants and everyday amenities. Local parks and green spaces are also nearby, while Elstree & Borehamwood Station provides fast and convenient connections into Central London, making the property an excellent option for commuters.

Offered to the market chain free, this well-presented butterfly bungalow combines comfortable single-level accommodation, a private south-west facing garden, parking for up to two vehicles and a convenient Borehamwood location.





| 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<br>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 |           |
| <b>England &amp; Wales</b>                                      |           |
| EU Directive 2002/91/EC                                         |           |