



# Simmons Estates

EST: 1996



**Kenilworth Drive, Borehamwood,**

**£525,000**

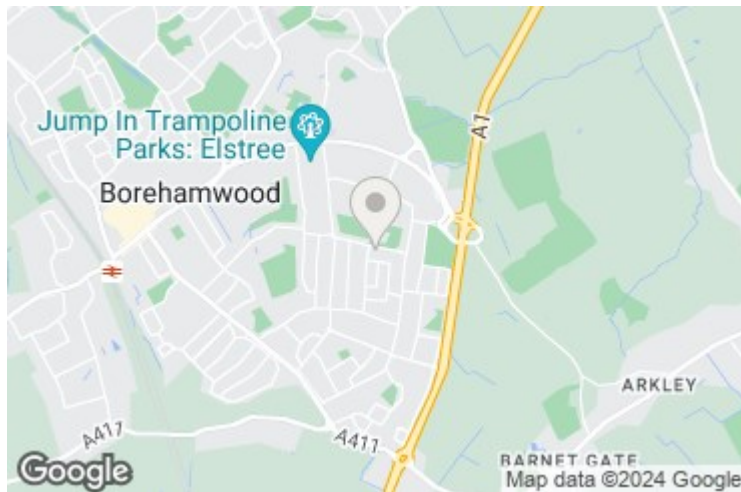
- Three Bedroom House
- Large Kitchen/Diner
- Good Condition Throughout
- Fitted Wardrobes
- Off Street Parking
- Two Reception Rooms
- South Side Of Borehamwood
- Fully Tiled Family Bathroom
- Downstairs Toilet
- Short Walk To Yavneh College

Located on the sought-after south side of Borehamwood, this beautifully maintained three-bedroom house offers an ideal family living environment. The property boasts two inviting reception rooms. The large kitchen/diner area is a standout feature, providing a spacious and versatile space for cooking, dining, and gathering.

The home features three generously sized bedrooms, each benefiting from fitted wardrobes. The fully tiled family bathroom with modern fittings and fixtures. Additionally, there is a convenient downstairs toilet, enhancing the functionality of the living space.

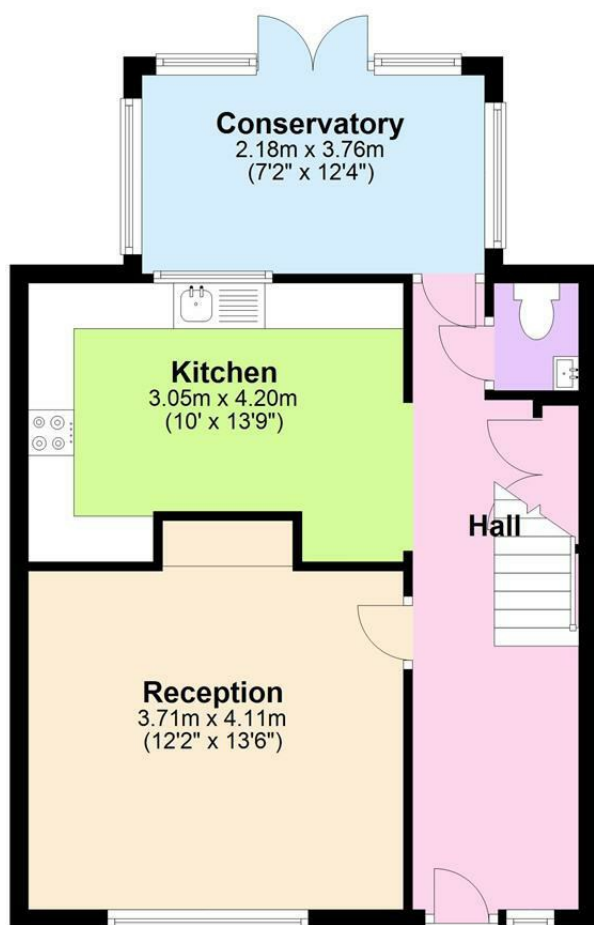
Additional features include convenient side access, making it easy to store bicycles or access the garden, and off-street parking, offering secure parking for multiple vehicles. The property is in excellent condition throughout, reflecting the care and attention to detail of the current owners.

Situated within a short walk to Yavneh College, this home is perfectly positioned for families seeking quality education facilities nearby. The local area offers a range of amenities, including shops, parks, and public transport links, making this property an excellent choice for those looking for a blend of comfort, convenience, and community.



## Ground Floor

Approx. 41.5 sq. metres (446.9 sq. feet)



## First Floor

Approx. 47.2 sq. metres (508.0 sq. feet)



Total area: approx. 88.7 sq. metres (955.0 sq. feet)

The measurements given are approximate and are for illustration only. They should not be relied on for valuation. Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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) 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