



# Simmons Estates

EST: 1996



## Grace Close, Borehamwood,

**£1,900 PCM**

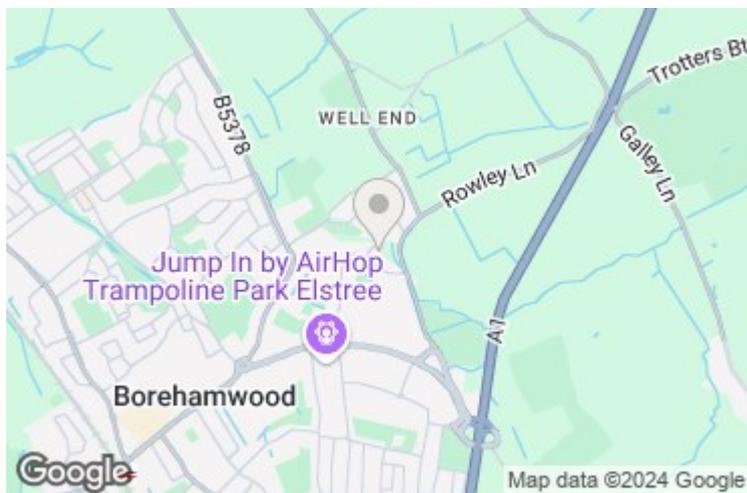
- Three Bedrooms
- Modern Kitchen/Breakfast Room
- Quiet Cul De Sac
- Available Immediately
- Studio Way Development
- Terraced House
- Newly Refurbished
- Large Living Area
- Allocated Parking Space
- Short Walk To Local Schools, Shops & Bus Routes

This newly refurbished three-bedroom terraced home is located in the highly desirable Studio Way development, offering an exceptional opportunity for those seeking modern living in a convenient setting.

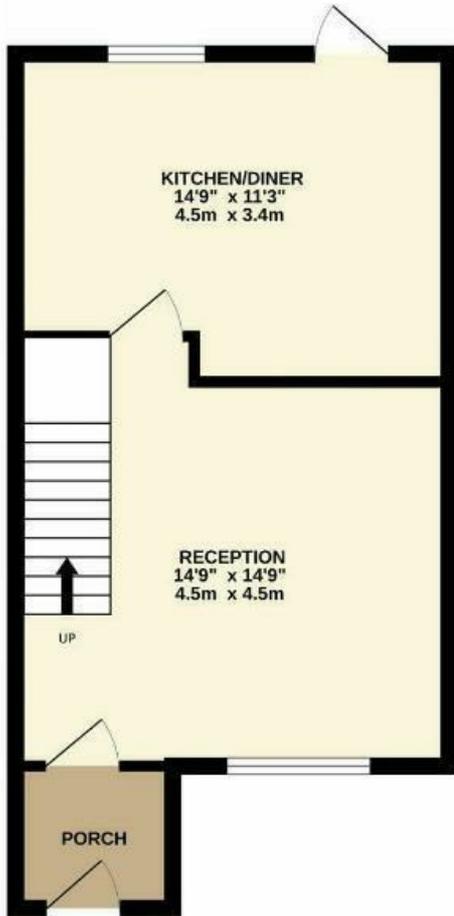
Upon entry, you'll find a bright, spacious hallway that leads to the main living areas. The ground floor features an inviting eat-in kitchen. Upstairs, three well-sized bedrooms provide generous space, making it an ideal choice for families.

With a keen eye for detail throughout, the home boasts contemporary fixtures and finishes that ensure a stylish and comfortable interior. The property also includes a private garden, and outdoor enjoyment, along with an allocated parking space for added ease.

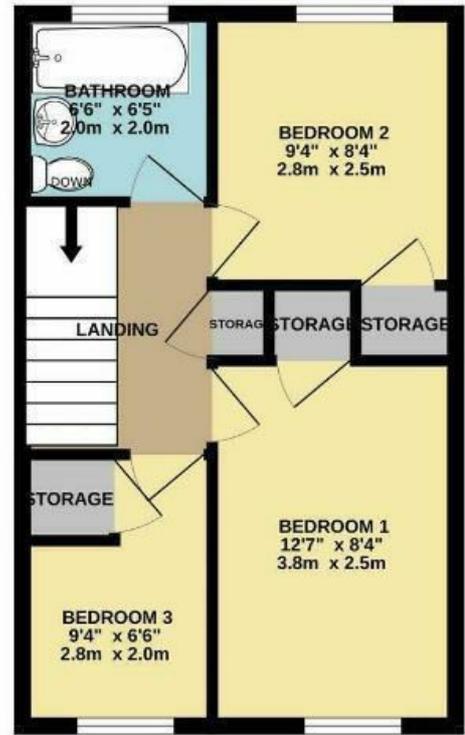
Its prime location offers quick access to a variety of amenities. Just a short walk away, you'll find excellent local schools, a vibrant selection of shops, and convenient bus routes, making it easy to connect with the wider area.



GROUND FLOOR  
387 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR  
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA: 748 sq.ft. (69.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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