



Meryfield Close

Borehamwood, WD6 4PL

Guide Price £450,000



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An immaculately presented two bedroom terraced house located in a private close off Theobald Street and just a short walk from Borehamwood and Elstree Station, the Boulevard Shopping Centre and numerous places of worship. The accommodation comprises: An entrance lobby, bright living room with colonial shutters, fitted kitchen open-plan to a spacious conservatory, currently used as a dining room, a guest cloakroom set in its own inner lobby and a wide staircase to the first floor. Upstairs are two good-sized bedrooms and a modern family bathroom. Externally this charming home benefits from a no maintenance, courtyard-style garden with a gate to access the rear garage en bloc and an electric car charging point, as well as an allocated parking space in a dedicated carpark area.

This fabulous property would make an ideal first time purchase, rental investment, or a ready to move into home for someone looking to downsize and an early appointment to view comes highly recommended.

Ground Floor

Black UPVC front door leading to:

Entrance Lobby

Full-height cupboard housing electrics, laminate wood flooring, coat hanging space, obscure glazed window to front aspect, door to living room.

Living Room

Laminate wood flooring, LED Inset spotlights, under stairs storage space with two sets of cupboards, decorative coving, wall-mounted radiator, window with white colonial shutters to front aspect.

Inner Lobby

Door to small lobby area giving access to kitchen and guest cloakroom.

Guest Cloakroom

White rectangular wash handbasin set atop vanity unit with wall-mounted mirror above, white low-level WC, ceiling light, wall-mounted radiator.

Kitchen

Range of white high gloss wall and base units with wooden work surfaces and tiled splash backs, large stainless steel sink and draining board with chrome mixer tap, 'Bosch' 4-ring chrome gas hob with electric oven below and brushed chrome 'Zanussi' chimney-style extractor fan above, cupboard housing modern 'Worcester Bosch' boiler, integrated 'Bosch' dishwasher, space for American style fridge/freezer, wall-mounted radiator, inset spotlights, laminate flooring, open plan to conservatory.

Conservatory/Dining Room

Frosted glass to two sides, French doors to rear garden with windows to either side and opening fanlights above, two further opening fanlights in roof, wall-mounted radiator, laminate wood flooring.

First Floor

Landing

Spacious landing, fully carpeted, shelved storage cupboard, inset spotlights, access hatch to fully boarded and insulated loft space.

Bedroom One

Range of wardrobes along one wall, decorative coving, inset spotlights, wall-mounted radiator, fully carpeted, window with colonial blinds to front aspect.

Bedroom Two

Space for wardrobes, decorative coving, LED inset spotlights, fully carpeted, wall-mounted radiator, window to rear aspect.

Family Bathroom

White suite comprising P-shaped bath, chrome taps with handheld shower attachment, wall-mounted 'rain' shower head and controls, glazed shower screen, circular wash handbasin with chrome mixer tap set on top of white gloss vanity unit, wall-mounted full height mirror, low-level WC, large wall-mounted medicine cabinet, wall-mounted chrome towel warmer, inset spotlights, wall-mounted

extractor fan, fully tiled walls and flooring in grey shades.

Exterior

Frontage

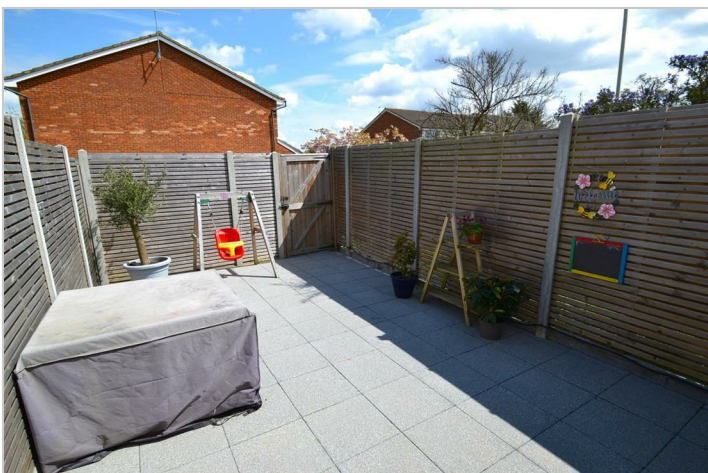
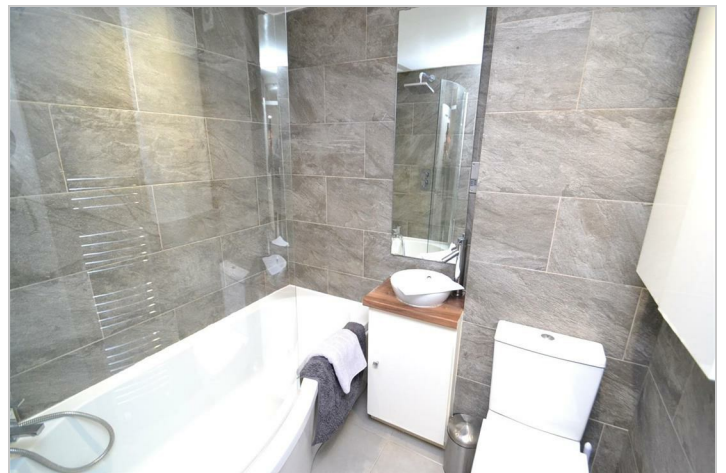
Pathway with areas of lawn to either side leading front door and communal pathway to the street and rear access.

Rear

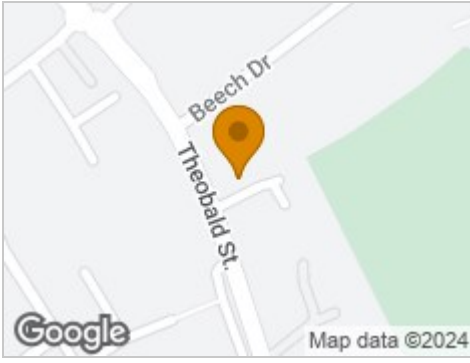
Courtyard style garden comprising; grey flagstone paving throughout, timber fencing to sides and rear with wooden gate leading to garage en-bloc and electric vehicle charging point.

Garage & Allocated Parking

Brick built single garage en bloc with up and over door, allocated parking space in dedicated carpark area.



Road Map



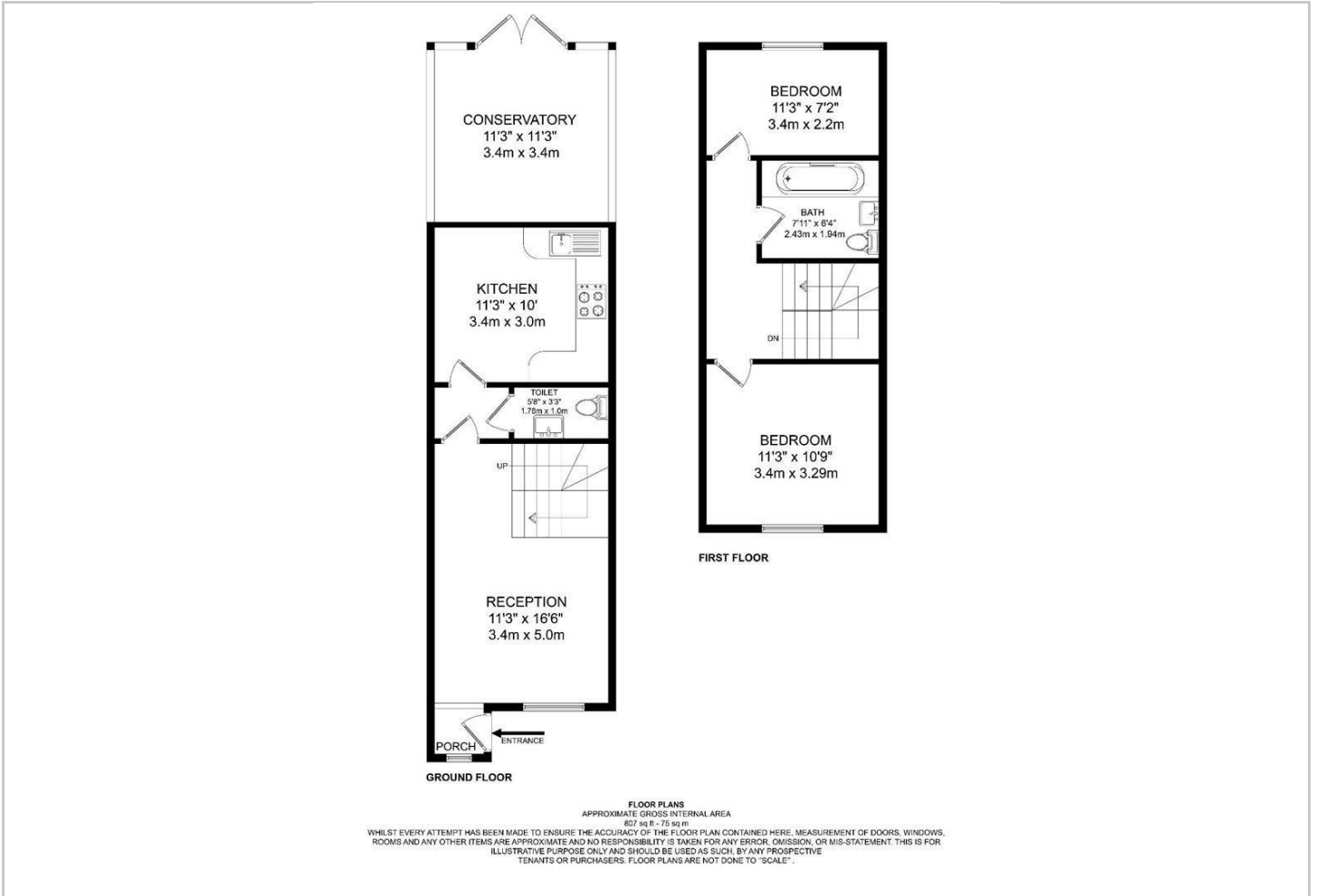
Hybrid Map



Terrain Map



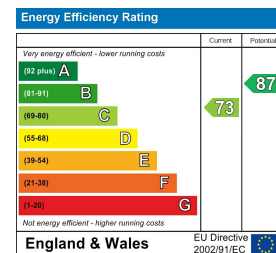
Floor Plan



Viewing

Please contact our Open Estates - Sales Office on 01923 537 111 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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