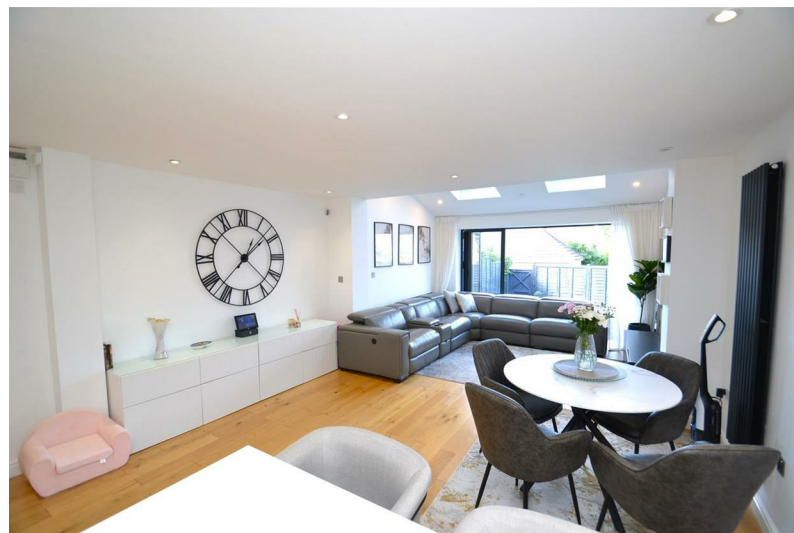




Wordsworth Gardens

Borehamwood, WD6 2AB

Price Guide £650,000



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A stunning and extended three bedroom two bathroom semi-detached house situated in the sought-after Wordsworth Gardens overlooking a charming green, yet within a few moments of the town centre and Elstree & Borehamwood Station.

With 1,066 sq ft of accommodation spread across three floors, this home exudes a contemporary charm that is sure to impress. The open-plan living area has been extended, providing a versatile space for both dining and relaxing or entertaining with bi-fold doors and two Velux windows enhancing the natural light and airy feel. This flows nicely into a recently installed, elegant kitchen with integrated appliances, Quartz work-tops and a breakfast bar.

The property boasts three generously sized bedrooms, all doubles, ensuring ample space for a growing family or visiting guests and includes two modern bathrooms, including an en-suite and dressing area to the principal.

Externally, there is a private low-maintenance garden with an artificial lawn and a garage en-bloc with a parking space in front of it. This well-presented family home ensures that you can simply move in and start enjoying life here from day one, so don't miss the opportunity to make this house your own and enjoy the convenience of modern living in a prime location.

Ground Floor

Entrance Hall

Oak wood flooring, large bespoke understairs storage units, wall-mounted radiator, window to front aspect.

Kitchen

Luxury German high gloss fitted kitchen comprising: Comprehensive range of white wall and base units with Calcutta Ora Quartz worktops, splash backs and breakfast bar, inset stainless-steel basin with chrome mixer tap, 4-ring AEG gas hob with integrated extractor above, built-in AEG oven, integrated washer/dryer, integrated dishwasher, integrated fridge/freezer, pop-up plug unit, under unit lighting, inset LED spotlights, porcelain tiled flooring, window to front aspect.

Living/Dining Room

15'4 x 14'7 (4.67m x 4.45m)

Oak wood flooring, inset LED spotlights, two wall-mounted

designer radiators, two Velux windows, bi-fold doors to rear aspect.

First Floor

Landing

Fully carpeted with access to bedrooms two and three and family bathroom, wall-mounted radiator, window to front aspect.

Bedroom Two

14'7 x 8'6 (4.45m x 2.59m)

Range of white high gloss fronted wardrobes, chrome ceiling light, light grey laminate wood flooring, wall-mounted radiator, two windows to rear aspect.

Family Bathroom

Modern white suite comprising: panelled bath with chrome mixer tap and handheld shower attachment with extendable hose and wall-mounted riser, attractive,

wall-mounted wash handbasin with chrome mixer tap set on a grey wood effect vanity unit, large wall-mounted mirror, white, low-level W.C., inset LED spotlights, chrome wall-mounted warmer, ceiling-mounted extractor fan, part tiled walls, grey porcelain tiled flooring, obscure glazed window to side aspect.

Bedroom Three

10'5 x 14'6 (3.18m x 4.42m)

Light grey laminate wood flooring, wall-mounted radiator, chrome ceiling light, window to front aspect.

Second Floor

Landing

Fully carpeted landing.

Bedroom One

15'5 x 14'6 (4.70m x 4.42m)

Fitted wall and drawer unit, chrome ceiling light, light oak laminate wood flooring, window to front aspect.

Dressing Area

Range of fitted wardrobes, drawer unit, inset LED spotlights, Velux window to rear aspect.

En Suite Shower Room

Large shower cubicle with sliding door and wall-mounted controls, wall-mounted rain shower head with further shower attachment, oval wash handbasin with chrome mixer tap and mirror above and grey vanity unit below, low-level WC, fully tiled walls and flooring, inset LED spotlights, ceiling-mounted extractor fan, black wall-mounted heated towel warmer, Velux window to rear aspect.

Exterior

Frontage

Bloc-paved frontage, wall-mounted outside light, space for bins.

Rear

Stone full-width patio leading to area of high quality artificial lawn with white pebble borders, wall-mounted outside lights, soffit-mounted inset spotlights, gate to rear access.

Garage & Parking

16'7 x 8'2 (5.05m x 2.49m)

Brick-built garage en bloc with white up and over door, parking space in front, resident permit parking bays in the street.



Road Map



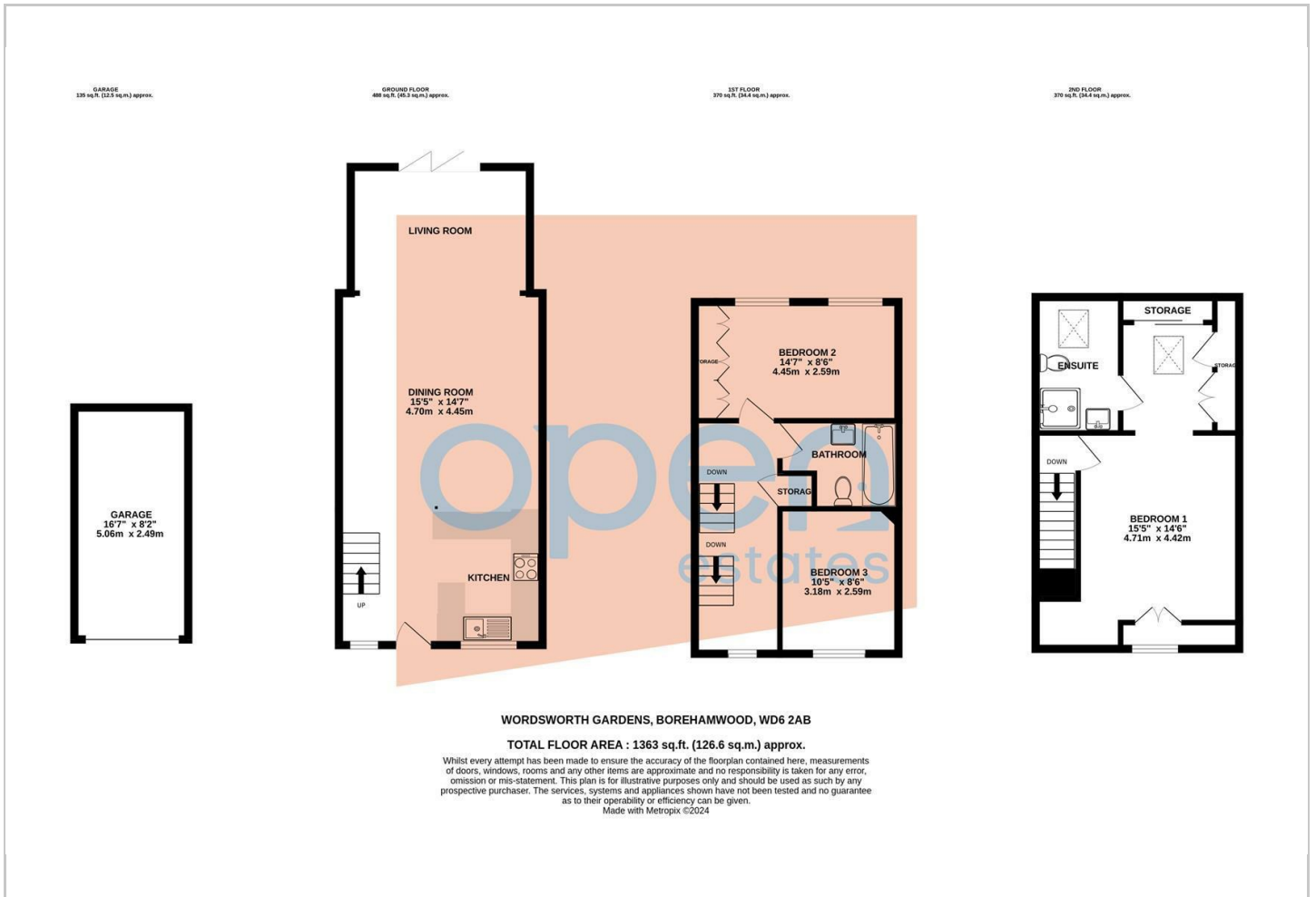
Hybrid Map



Terrain Map



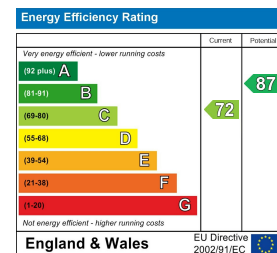
Floor Plan



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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