



Wordsworth Gardens

Borehamwood, WD6 2AB

Guide Price £585,000



Wordsworth Gardens

Borehamwood, WD6 2AB

Guide Price £585,000



Welcome to Wordsworth Gardens, Borehamwood - a charming location that could be your next home sweet home! This semi-detached townhouse boasts a modern design and ample space for comfortable living.

The accommodation is spread across three floors and includes a spacious L-shaped living and dining room, complete with a Juliet balcony that overlooks a large green area - perfect for enjoying a morning cuppa or hosting friends for a delightful evening. The kitchen breakfast room spans the whole rear of the property and is ideal for whipping up your favourite meals and enjoying family time. There is a handy utility/laundry room on the ground floor with direct access to the private rear garden.

With three double bedrooms, there's plenty of room for the whole family or for guests to stay over. The two bathrooms, including one en suite and a guest cloakroom provide convenience and privacy for all.

Located on this sought-after road, just a 5-minute walk to the station, making your commute a breeze and parking will never be an issue with a driveway providing off-street parking, an integral garage that could be converted to suit your needs, and resident permit parking bays available on the street.

This family home warrants and early appointment to view and is being offered CHAIN FREE.

Ground Floor

Entrance Hall

Cloaks cupboard, door to guest cloakroom, wall-mounted radiator, decorative coving, grey wood effect laminate flooring, large walk-in storage cupboard, door to integral garage, stairs to first floor.

Guest Cloakroom

Corner wash hand basin with chrome mixer tap and tiled splash back, low-level WC, wall-mounted radiator, ceiling-mounted extractor fan, grey wood effect laminate flooring.

Integral Garage

17'2 x 8'9 (5.23m x 2.67m)

Up and over garage door, electric lighting and power sockets, currently used as home office.

Utility Room

7'3 x 6'7 (2.21m x 2.01m)

Space for fridge/freezer, space for washing machine, space for tumble dryer, oak effect worksurface with tiled splash back, window and door to rear garden.

Bedroom Three

8'9 x 8'3 (2.67m x 2.51m)

Double bedroom, range of built-in wardrobes, drawers and desk, wall-mounted radiator, grey wood effect laminate flooring, window to rear aspect.

First Floor

Landing

Wall-mounted radiator, central ceiling light fitting, fully carpeted.

Kitchen/Breakfast Room

15'4 x 9'10 (4.67m x 3.00m)

Range of white wall and base units with complimentary oak effect work surfaces and tiled splash backs, stainless-steel one and a half bowl sink and drainer with chrome hose-style mixer tap, 4-ring gas hob with built-in extractor above, built-in oven, space for fridge/freezer, space for dishwasher, space for table and chairs in breakfast area, inset spotlights, decorative coving, wall-mounted radiator, two windows to rear aspect.

Living/Dining Room

15'8 x 15'4 (4.78m x 4.67m)

L-shaped with space for sofas and space for dining table and chairs, inset spotlights, decorative coving, two wall-mounted radiators, window and doors to Juliet Balcony to front aspect overlooking the green.

Second Floor

Landing

Access hatch to loft storage, airing cupboard, wall-mounted radiator, fully carpeted.

Bedroom One

12'11 x 9'11 (3.94m x 3.02m)

Double bedroom with fully fitted light oak wardrobes, matching drawers, dressing table and side tables, fully carpeted, wall-mounted radiator, folding door to ensuite, window to front aspect.

En Suite Shower Room

Large glazed shower cubicle with wall-mounted controls, rain shower head and additional riser with handheld shower attachment, white hand basin with chrome mixer tap, low-level WC, wall-mounted mirror-fronted medicine cabinet, full height light oak and glass storage cabinet, inset spotlights, ceiling-mounted extractor fan, wall-mounted radiator, fully tiled walls and flooring, 'Velux' window to front aspect.

Bedroom Two

11'11 x 7'10 (3.63m x 2.39m)

Double bedroom with range of built-in wardrobes and matching dressing table with drawers, wall-mounted radiator, fully carpeted, window to rear aspect.

Family Bathroom

White three-piece suite comprising: panelled bath with chrome mixer tap and shower riser with hand-held shower attachment, wash hand basin with chrome mixer tap, low-level WC, full-height light oak and glazed storage cabinet, wall-mounted radiator, inset spotlights, ceiling-mounted extractor, fully tiled walls and flooring, 'Velux' window to rear aspect.

Exterior

Frontage

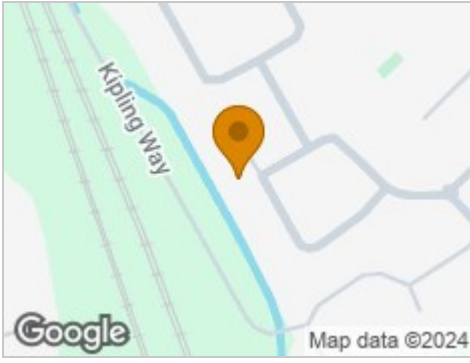
Driveway providing off-street parking, additional resident permit parking bays in street, area of lawn with wrought-iron fencing to front, wall-mounted exterior light, path to front door.

Rear

Mainly laid to lawn, small area of paving, UPVC storage shed, gate to side access, exterior water tap.



Road Map



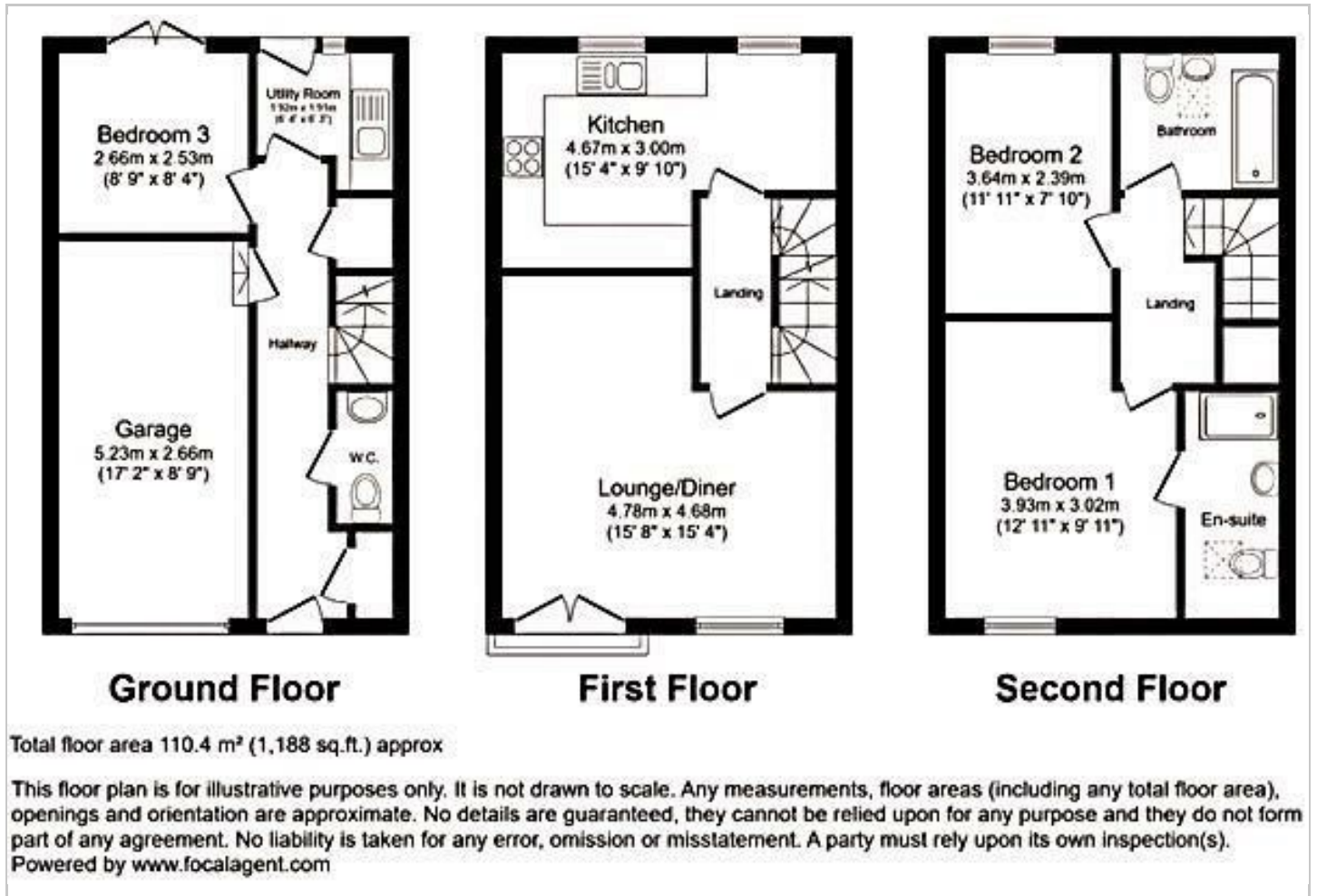
Hybrid Map



Terrain Map



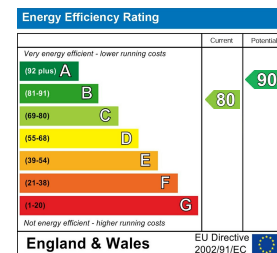
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.