



Meryfield Close, Borehamwood,

£425,000

- Two Double Bedrooms
- Large Kitchen
- Good Condition Throughout
- Off Street Parking
- Chain Free
- Terraced House
- Great Size Living Area
- Downstairs Toilet
- Quiet Cul de sac

Nestled within the popular and well-established Meryfield Close, this attractive two-bedroom house offers an excellent balance of comfort, practicality, and location. Extending to approximately 700 sq ft, the property is ideally suited to first-time buyers, couples, small families, or investors.

The ground floor accommodation comprises a welcoming entrance porch leading into a bright and spacious lounge, providing an ideal space for both relaxing and entertaining. This is complemented by a well-proportioned kitchen and a convenient downstairs W/C.

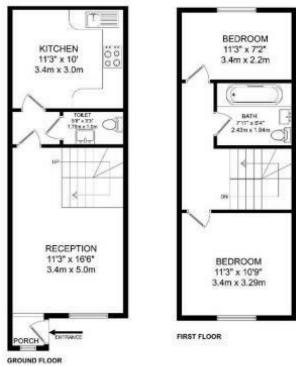
To the first floor, the property offers a generous master bedroom, a good-sized second bedroom, and a family bathroom. The layout is thoughtfully arranged to maximise space and functionality throughout.

Externally, the house benefits from off-street parking for one vehicle and a well-maintained rear garden, perfect for outdoor enjoyment.

Ideally positioned, the property is within approximately a 15-minute walk of Elstree & Borehamwood mainline station, as well as local shops, places of worship, Borehamwood Shopping Park, and Borehamwood High Street, which offers a wide array of popular restaurants and amenities.

Located within a friendly residential neighbourhood with easy access to schools and local facilities, this charming home represents a fantastic opportunity to enjoy comfortable living in a highly sought-after area.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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