shenley estates

'Your home is our business'



2 Silver Hill, Borehamwood
WD6 5PW
Guide Price £1,500,000

Shenley Estates are delighted to present this exceptional, chain-free home, offering beautifully appointed accommodation, a generous garden and far-reaching countryside views. Situated within a peaceful private close on the outskirts of Shenley Village, the property combines contemporary style with an enviable rural setting.

Built by Griggs in 2020 to an exceptionally high standard, this distinctive home features underfloor heating throughout, bespoke finishes and the reassurance of the remaining term of its original Premier Guarantee.

Extending to almost 2,000 sq ft, the thoughtfully designed accommodation includes four double bedrooms, a principal suite, two bathrooms and a downstairs WC. At the heart of the home is a spacious open-plan kitchen, dining and living area, complemented by a separate utility room and an additional reception room, providing flexibility for family life and entertaining.

A garage and driveway parking for several vehicles complete this impressive home, which enjoys a countryside setting with convenient access to road, rail and air travel links.

EPC Rating: Band B.







20 Andrew Close, Shenley | Herts WD7 9LP
Tel: 01923 856464 | Email: info@shenleyestates.com

Entrance Hall

Downstairs WC

Lounge
17'5 x 13'1 (5.31m x 3.99m)

Utility
7'6 x 5'10 (2.29m x 1.78m)

Kitchen/ Dining/ Family Area
25'7 x 19'2 (7.80m x 5.84m)

Landing

Master Bedroom
11'7 x 11'3 (3.53m x 3.43m)
(Dressing Area 7'5 x 6'9)

En-Suite Shower Room

Bedroom Two
14'2 x 11'9 (4.32m x 3.58m)

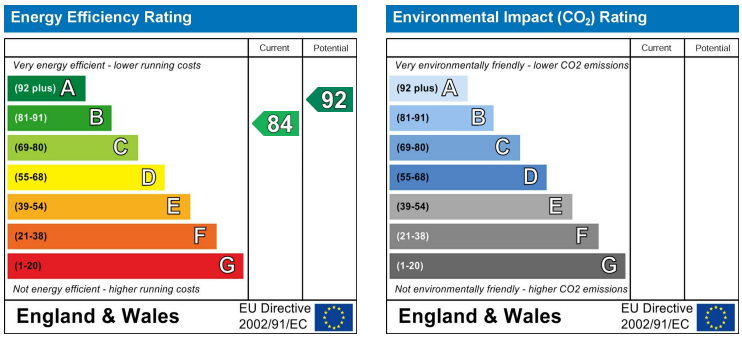
Bedroom Three
11'8 x 8'7 (3.56m x 2.62m)

Bedroom Four
12'4 x 11'2 (3.76m x 3.40m)

Family Bathroom

Rear Garden

Garage & Driveway
21' x 11'4 (6.40m x 3.45m)
Single garage with driveway for 2 cars in front









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THE GLADE



GROUND FLOOR

Kitchen/Dining/Family	7.79 x 5.84m	25'7" x 19'2"
Lounge	5.32 x 4.00m	17'5" x 13'1"
Utility	2.28 x 1.78m	7'6" x 5'10"
Garage	6.40 x 3.45m	21'0" x 11'4"

FIRST FLOOR

Master Bedroom	3.54 x 3.43m	11'7" x 11'3"
Master Bedroom En suite	2.20 x 2.20m	7'3" x 7'3"
Dressing Area	2.26 x 2.06m	7'5" x 6'9"
Bedroom 2*	4.31 x 3.58m	14'2 x 11'9"
Bedroom 3*	3.56 x 2.62m	11'8" x 8'7"
Study*	3.76 x 3.40m	12'4" x 11'2"
Bathroom	3.33 x 2.26m	10'11" x 7'5"

* Reduced headroom in the Study and Bedrooms 2 and 3

THE GLADE



Approximate gross internal area
182.3 sq m / 1,962 sq ft

Plans not to scale. All dimensions and area figures are calculated from architect's plans and given as a guide only. Internal layouts are shown for illustrative purposes only. Purchasers are advised to check plot specific dimensions and specifications prior to reservation. No liability can be accepted for any errors arising there from.

MEADOW VIEW