



## Meryfield Close

Borehamwood, WD6 4PL

Nestled in the tranquil Meryfield Close, Borehamwood, this charming property offers a delightful living experience. With a well-maintained interior, providing ample space for comfortable living. The property features two inviting bedrooms, perfect for a small family or those seeking a peaceful retreat.

The reception room is a welcoming space, ideal for relaxation or entertaining guests. The property also boasts a convenient downstairs w/c, adding to the practicality of the layout. The bathroom is well-appointed, ensuring that all your needs are met.

One of the standout features of this home is its green field rear aspect, offering a serene view and a sense of openness that is often hard to find in urban settings. This lovely outdoor space is perfect for enjoying the fresh air or simply unwinding after a long day.

Additionally, the property includes a garage en bloc, providing secure parking and extra storage options. This home has been well cared for, making it a wonderful opportunity for those looking to settle in a peaceful community.

In summary, this property in Meryfield Close is an excellent choice for anyone seeking a well-kept home with a lovely outlook, practical amenities, and a convenient location. Don't miss the chance to make this charming residence your own.

# £390,000 Freehold

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- Two Bedroom Home
- Lovely Rear Aspect
- Lovely Condition
- Garage en Bloc
- Downstairs W/C
- Completed Chain

**Entrance Porch**

**Lounge**

**Kitchen Diner**

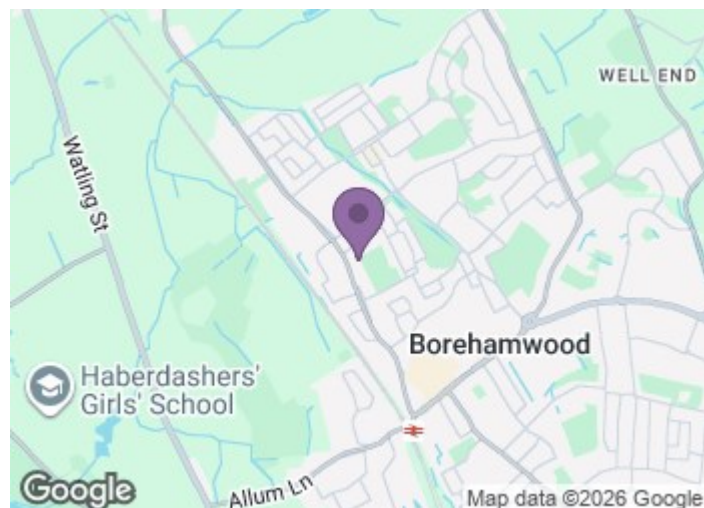
**Stairs & Landing**

**Bedroom One**

**Bedroom Two**

**Bathroom**

**Rear Garden**



**Directions**





Meryfield Close, WD6



Approx. Gross Internal Area: 65.1 m<sup>2</sup> ... 701 ft<sup>2</sup>

All measurements and areas are approximate only. Dimensions are not to scale. This plan is for guidance only and must not be relied upon as a statement of fact.

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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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