



## Spring Close

Borehamwood, WD6 5HD

Nestled within the charming cul-de-sac in Spring Close, Borehamwood, this delightful and extended three bedroom end-terrace house offers a perfect blend of character and modern living. Built in the 1950's, the property boasts a rich history while providing ample space for contemporary family life. This home features two inviting reception rooms, ideal for both relaxation and entertaining guests.

The property comprises three well-proportioned bedrooms, providing comfortable accommodation for families or those seeking extra space. The single bathroom is conveniently located, ensuring ease of access for all residents, although there is a fully functioning modern additional shower fitted to the master bedroom.

The end-terrace design allows for additional privacy and a sense of openness, making it a desirable choice for those looking to settle in a friendly neighbourhood. The surrounding area of Borehamwood is known for its vibrant community and excellent amenities, including shops, schools, and parks, all within easy reach.

**£550,000 Freehold**

# Spring Close

, Borehamwood, WD6 5HD



- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen/Diner
- Cul-De-Sac Location
- Close To Town
- Available Immediately

## Porch

## Shower Room

## Entrance Hallway

## Rear Garden

## Kitchen Diner

12'8 x 12'3 (3.86m x 3.73m)

## Lounge

19'2 x 12'0 (5.84m x 3.66m)

## Conservatory

14'11 x 11'11 (4.55m x 3.63m)

## Stairs to Landing

## Bedroom One

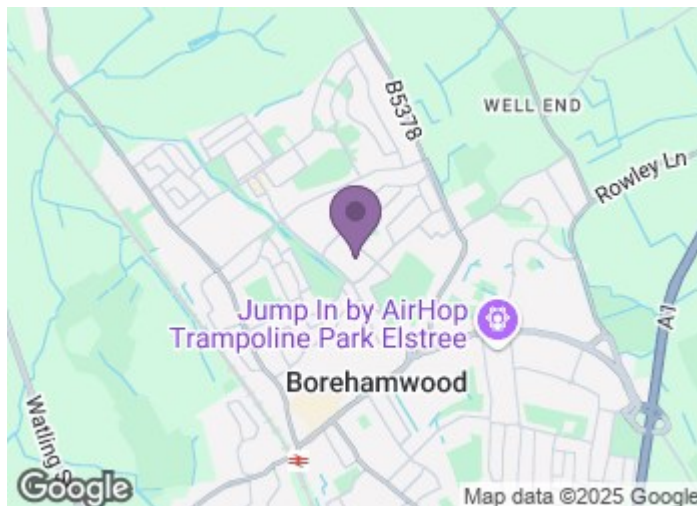
10'9 x 10'8 (3.28m x 3.25m)

## Bedroom Two

13'11 x 9'7 (4.24m x 2.92m)

## Bedroom Three

10'4 x 9'2 (3.15m x 2.79m)

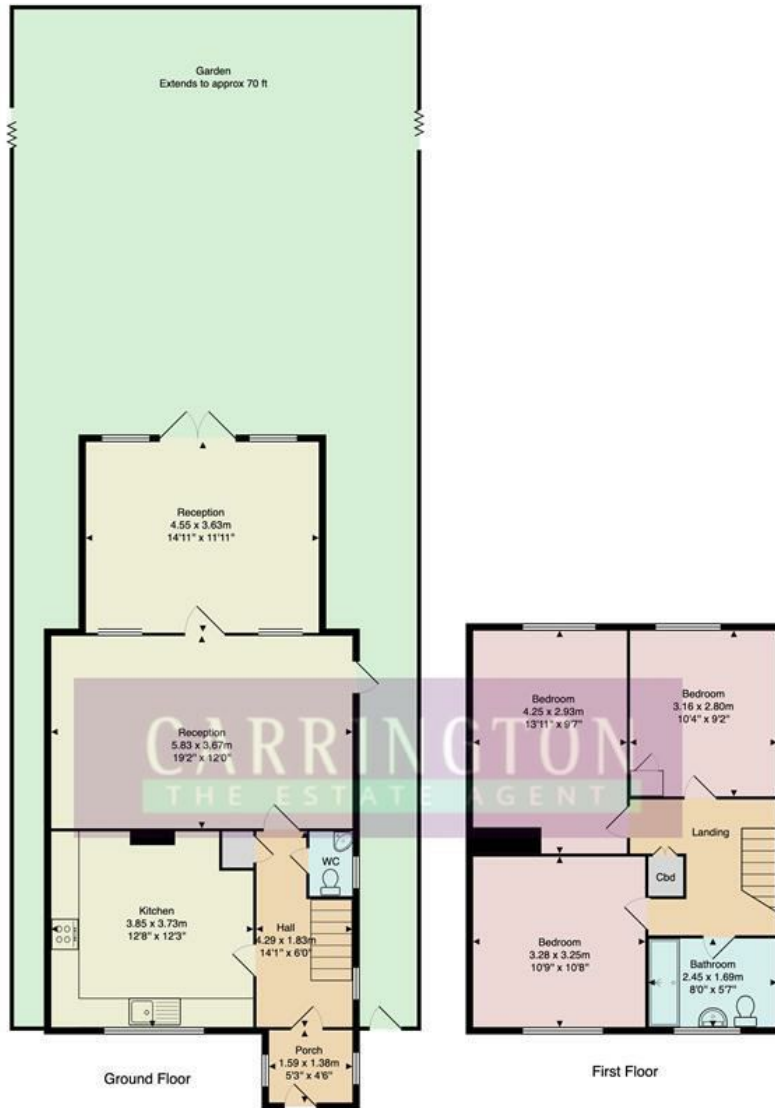


## Directions





Spring Close, WD6



Approx. Gross Internal Area: 105.3 m<sup>2</sup> ... 1134 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
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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