

# Watersplash Mews, Borehamwood

## £950,000 (Freehold)



Nestled in the charming Watersplash Mews of Borehamwood, this exquisite semi-detached house offers a perfect blend of modern living and comfort. Built in 2021, this property is part of an exclusive development of just 13 homes, crafted by the esteemed Griggs Homes. Spanning an impressive 1,550 square feet, the house boasts a spacious layout that is ideal for families or those seeking ample room to entertain.

Upon entering, you are greeted by a large open plan kitchen/living/dining room as well as a large lounge that provide versatile spaces for relaxation and social gatherings. The heart of the home features three generously sized double bedrooms, each designed to offer a peaceful retreat. With two well-appointed bathrooms, morning routines and family life are made effortless.

The property is in excellent nearly new condition throughout, ensuring that you can move in with ease and enjoy the modern amenities without the need for immediate renovations. The south-west facing rear garden is a delightful feature, perfect for soaking up the sun during the warmer months or enjoying al fresco dining with family and friends.

This home is not just a property; it is a lifestyle choice, offering a tranquil setting while being conveniently located near local amenities and transport links. Whether you are a first-time buyer or looking to upgrade, this stunning house in Borehamwood is a must-see. Embrace the opportunity to make this beautiful residence your own.

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Important Note: These particulars do not form part of any contract. All measurements are approximate and should not be relied upon. All prices quoted are strictly subject to contract.











Approx Gross Internal Area  
144 sq m / 1551 sq ft



Ground Floor  
Approx 73 sq m / 787 sq ft

First Floor  
Approx 71 sq m / 764 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  | 85                      |           |
| (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 |           |