



**13 Bridle Close, Borehamwood
Herts WD6 5QA
Guide Price £1,875,000**

Offered for sale and available CHAIN FREE is this STUNNING detached house. Constructed to a high contemporary specification in 2023 and still in pristine condition, this is one of only ten executive homes in this private secluded close. Situated on the outskirts of Shenley and bordering Borehamwood, the property is perfectly appointed for all road, rail and air travel being only a 25 minute drive to Luton Airport and within 10 minutes of Elstree Aerodrome.

At c3000 square feet, this is a sizeable property offering very generous living space. Accommodation comprises five double bedrooms, three bathrooms (including two ensuites), downstairs WC, living room, large study and a spacious luxury kitchen with dining and living space and separate utility room leading to double garage. It goes without saying that there is further potential at the property for extension or garage conversion (stpp).

The jewel in the crown of this outstanding property is the large garden it benefits from which wraps around the house offering extensive lawned areas and a large patio area adjacent to the full wall of bifold doors leading from the kitchen living space. There is also a double garage and driveway for several cars.

Surrounded by greenbelt and not overlooked, this property not only offers superb views but genuinely takes advantage of seclusion and privacy.



Entrance Hall

Downstairs WC

Playroom

12'3 x 11'6 (3.73m x 3.51m)

Lounge

16'9 x 15'1 (5.11m x 4.60m)

Kitchen/Dining/Living

27'11 x 22'5 at max points (8.51m x 6.83m at max points)

Landing

Master Bedroom

15'9 x 14' at max points (4.80m x 4.27m at max points)

En-Suite Shower Room

Bedroom Two

17'6 x 17'3 at max points (5.33m x 5.26m at max points)

En-Suite Shower Room

Bedroom Three

12'4 x 10'4 (3.76m x 3.15m)

Bedroom Four

15'2 x 11'6 at max points (4.62m x 3.51m at max points)

Bedroom Five

12'4 x 7'8 (3.76m x 2.34m)

Family Bathroom

Rear Garden

Double Garage

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		
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