



## The Rise

Elstree

£1,800,000

A well thought through, well designed house offering great sized and well proportioned rooms perfect for modern families.

Downstairs the property has a large kitchen/dining room with a modern fitted kitchen, bi-folding doors to the long garden (nearly 200'), an adjoining family room with space for a large sofa and TV, separate additional reception room, utility room, downstairs WC and a coat cupboard.

On the first floor are four double bedrooms and three bathrooms (two ensuite) and the top floor has an impressive suite with lots of built-in storage, an ensuite bathroom and a Juliet balcony overlooking the garden.

The house has been finished to a high standard throughout and has off street parking for multiple cars on the front driveway. The rise is a popular residential roads in Elstree approximately a 10 minute walk from Elstree and Borehamwood Station and Shenley Road for shops, cafes and amenities.

Hertsmere Council Tax Band G.

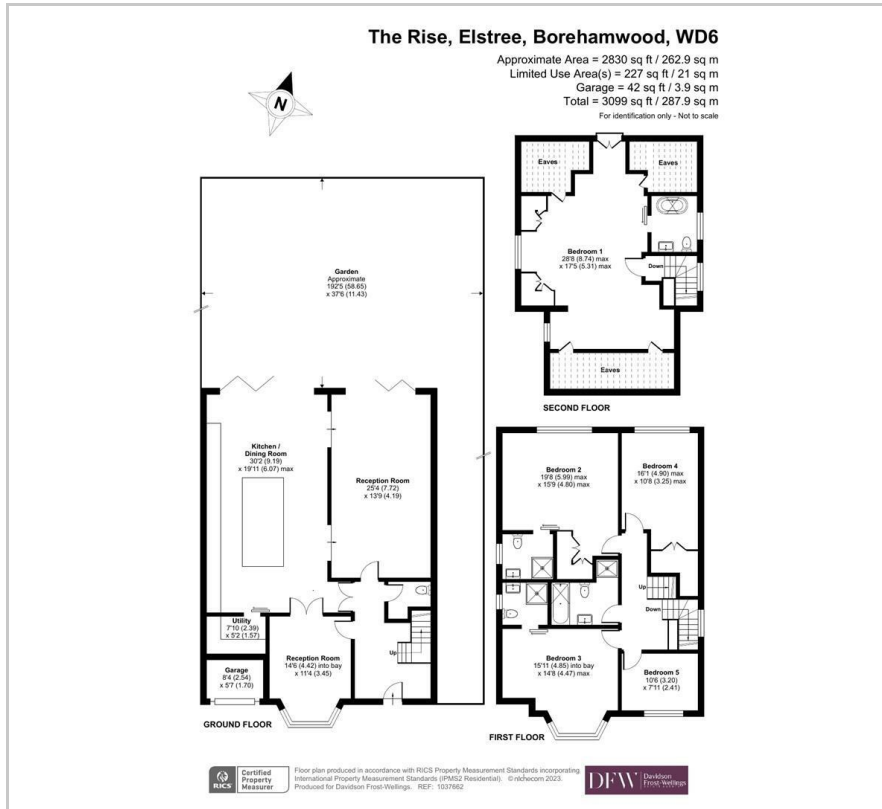
- Five Bedrooms
- Four Bathrooms
- Multiple Reception Rooms
- Large Garden
- Off Street Parking
- Detached Freehold

### Viewing

Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.



# Floor Plan



# Area Map



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>75</b>	<b>83</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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